WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165128

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165128

BILL GARRETT, Davidson County
Trans: T20160092619 DEEDWARR
Recvd: 10/20/16 09:44 2 pgs
Fees: 13.00 Taxes: 1768.03
20161020-0110836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $477,846.00

Linda K. Bowers
Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 14th day of October, 2016.

Sondra Reece
Notary Public
My Commission Expires: 3/3/2020

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kenneth Bowers<br>Linda Bowers<br>1024 Tabitha Lane<br>Old Hickory, TN 37138 | Hamilton Group Funding, Inc.<br>13650 NW 8th Street, Suite 109<br>Sunrise, FL 33325 | 063-04-0-A-068.00 CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mohammad Oftadeh**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Bowers and Linda Bowers, husband and wife and Tameka B Cockrill, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 134, CLEVELAND HALL SUBDIVISION, PHASE FOUR, as shown on plat of record in Instrument No. 20080201-0010505, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company to Mohammad T. Oftadeah, as recorded on the 17th day of September, 2015 in Instrument No. 20150917-0094236 and Successor Trustee's Special Warranty Deed of Correction from John M. Baird, Successor Trustee to Cleveland Hall, LLC, a Tennessee limited liability company, as recorded on the 22nd day of October, 1999 in Deed Book 11714, Page 126, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1024 Tabitha Lane, Old Hickory, TN 37138

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of October, 2016.

**Mohammad Oftadeh**

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mohammad Oftadeh**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2016.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020