WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 15:32 3 pgs
Fees:18.00 Taxes:1061.53
20161109-0118842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 05-06-2019
(AFFIX SEAL)

PATRICIA HAGGARD NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Warren Johnson and Lisa Johnson	Same	072 04 0 129.00
(NAME)	(NAME)	
3819 Inglewood Circle North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Six Thousand Nine Hundred And No/100 Dollars ($286,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mehdi Razzaghi, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Warren Johnson and Lisa Johnson, husband and wife**, 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:

Being Lot No. 6 of block "E" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 6 fronts 68 feet 9 inches on the northwesterly side of Inglewood Circle North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John R. Kritsch and wife, Ada L. Kritsch by Installment Deed from R. J. Bozman and wife, Maxine Bozeman dated June 30, 1983 and recorded October 7, 1983 in Book 6153, Page 311, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mehdi Razzaghi, a married person by Warranty Deed from Deborah Lynn Steidl, Administratrix of the Estate of Ada Kritsch, Deborah Lynn Steidl, Individual and Sherry Dianne Fariss, Individual dated December 15, 2015 and recorded December 21, 2015 as Instrument No. 20151221-0128057, in said Register's Office for Davidson County, Tennessee.

Grantor nor grantor's spouse ever resided in the property as a martial residence.

File Number: GRN-166624SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3819 Inglewood Circle North, Nashville, TN 37216

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, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of Oct, 2016

Mehdi Razzaghi 10/28/16

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mehdi Razzaghi, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Nauzie Karami
Notary Public

My Commission Expires: 12-6-16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-166624SSO

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018