BILL GARRETT, Davidson County
Trans:T20160104682 DEEDWARR
Recvd: 11/29/16 09:45 2 pgs
Fees:13.00 Taxes:573.50
20161129-0124915

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File# 11496

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawnam Saberi	FirstBank	06002014900
(NAME)	(NAME)	
3112 Moorewood Dr	318 Seaboard Lane #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shawnam Saberi,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Cumberland County, State of Tennessee, described as follows, to-wit: *unmarried

Lot 118, on the Plan of Parkwood Estates, Section I, as shown of record in Book 2900, Page 119 and 120, in the Register's Office of Davidson County, Tennessee to which reference I hereby made for a more particular description of said property.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20140723-0065300 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3112 Moorewood Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 23rd day of November, 2016.

ADS of South Florida, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the AUTHORIZED AGENT of ADS of South Florida, LLC and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purposes therein contained by signing the name of ADS of South Florida, LLC by himself as AUTHORIZED AGENT.

Notary Public
My Commission Expires:

File No.: 11496

