#11641

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 $120,000.00

Khidir Hassan Nejad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Khidir Hassan Nejad Asti Bavandi	Khidir Hassan Nejad Asti Bavandi	173050A15300CO
(NAME)	(NAME)	
1831 Shaylin Loop	7228 Sugarloaf Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN. 37211	
(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, We, **Delshad Ebrahimzadeh and wife, and Camelia Selem,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Khidir Hassan Nejad and Asti Bavandi, 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. 153 on the Final Plat of Barnes Crossing, Phase 1, according to plan of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and further amended in Instrument No. 2071227-0147998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Delshad Ebrahimzadeh and wife, Camelia Seleem, by deed of record in Instrument No. 20140328-0025681, 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 1831 Shaylin Loop, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160110171 DEEDWARR
Recvd: 12/15/16 09:31 2 pgs
Fees:13.00 Taxes:444.00
20161215-0131465

Witness my/our hands this 13th day of December, 2016.

Delshad Ebrahimzadeh

Camelia Selem

State of Tennessee
County of Williamson

Personally appeared before me Delshad Ebrahimzadeh and Camelia Selem, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2016.

Notary Public
My Commission Expires: _____

File No.: 11641

