WARRANTY DEED

Box 14
G29266-4

BILL GARRETT, Davidson County
Trans: T20170000594 DEEDWARR
Recvd: 01/04/17 09:24 2 pgs
Fees: 13.00 Taxes: 666.00

20170104-0000679

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERRI D. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

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
Salama Henein Mariam M. Kastor	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	162160e02500co
(NAME)	(NAME)	
617 Bell Trace Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Farrokh Daraei a.k.a Farrok H. Daraei and wife, Sheida Badrabadi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Salama Henein and Mariam M. Kastor, as joint tenants with rights of survivorship,** 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 all of Lot No. 52, on the Plan of Section One, Bell Crest, Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Page 753, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Farrok H. Daraei, by deed of record in Instrument No. 20030917-0137265 , Register's Office for Davidson County, Tennessee. Farrok H. Daraei also known as Farrokh Daraei.

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

Sheida Badrabadi joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 617 Bell Trace Circle, 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.

Witness my/our hands this 30th day of December, 2016.

Farrokh Daraei

Sheida Badrabadi

State of Tennessee
County of Williamson

Personally appeared before me Farrokh Daraei and Sheida Badrabadi, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2016.

Notary Public
My Commission Expires: _____

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

File No.: 11681