WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006174 DEEDWARR
Recvd: 01/23/17 10:29 2 pgs
Fees:13.00 Taxes:1251.69
20170123-0006959

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 7-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Wilson Williams and Arlene Pope Williams	Kevin Wilson Williams and Arlene Pope Williams	134-15A-1
(NAME)	(NAME)	134-15A-2
1116 Garrett Way	1116 Garrett Way	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170012

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, SIAMAK MOBARAKBAD**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **KEVIN WILSON WILLIAMS AND WIFE, ARLENE POPE WILLIAMS**, 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 Unit No. 3320 and Unit No. 3322, as shown in the Master Deed establishing a Planned Unit Development for The Jansing Drive Townhomes, of record in Instrument No. 20100510-0035734, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Siamak Mobarakbad by Quitclaim Deed from Nader Karshenas, dated May 24, 2010, of record in Instrument No. 20100525-0040328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, Master Deed and Restrictions for The Jansing Drive Townhomes and the By-Laws appended thereto, of record in Instrument No. 20100510-0035734, said Register's Office; and (b) Subject to the rights of tenants in possession under unrecorded leases.

Unimproved ☐

This is improved ☒ property, known as 3320-3322 Jansing Drive, Nashville, TN 37211
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of January, 2017

Siamak Mobarakbad

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Siamak Mobarakbad, the within named 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, at office, this 20th day of January, 2017.

Notary Public
My Commission Expires: 4/19/17

