Davidson County DEEDWARR
Recvd: 02/22/17 15:29 2 pgs
Fees:13.00 Taxes:771.45
20170222-0017964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $208,500.00.

Affiant

Subscribed and sworn to before me this 21 day of Feb. 2017.

Notary Public
My Commission expires: 4-11-2020
(Affix Seal)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
~~Kamron Motamedi~~ Kevon Saber & Annie Saber	New Owner	061-10-0-003.00
5016 Saddleview Dr		
Franklin TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jesse Cuthrell, a married man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kamron Motamedi and wife, Cindy Motamedi, a ½ undivided interest; and Kevon Saber and wife, Annie Saber, a ½ undivided interest,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of Goodwin Subdivision, of record in Book 5190, Page 683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jesse Cuthrell, from Curtis Watkins, by deed on October 28, 2013, of record in Instrument Number 20131106-0114916, Register's Office for Davidson County, Tennessee.

NOTE: the Grantor has never used this property as his residence, marital, personal or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent year a lien, but not not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5190, Page 683, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 547, Pages 103 and 104; Book 4885, Page 27; Book 5043, Page 514 and Book 5093, Page 690, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4008 Hutson Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 17, 2017.

Jesse Cuthrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jesse Cuthrell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2017

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020