This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17026

BILL GARRETT, Davidson County
Trans:T20170017217 DEEDWARR
Recvd: 02/28/17 10:08 2 pgs
Fees:13.00 Taxes:1193.25
20170228-0019678

Send Tax Bills To:
U. S. National Bank Association
PO Box 20005
Owensboro, KY 42304-0005

New Owner is:
Saeid Behnam Dehkordy
7278 Sugarloaf Dr.
Nashville, TN 37211

MAP: 181-01-0B

PARCEL: 068.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bazezew T. Takele and wife, Teguada B. Abitew**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Saeid Behnam Dehkordy, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **7278 Sugarloaf Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bazezew T. Takele and wife, Teguada B. Abitew, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 6/24/05 and recorded 7/7/05 in Instrument No. 20050707-0078554, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of February, 2017.

GRANTOR(S):

BAZEZEW T. TAKELE

TEGUADA B. ABITEW

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bazezew T. Takele and wife, Teguada B. Abitew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of February, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$322,500.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of February, 2017.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires: 3/3/2020