WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamid Doust	Same as New Owner	Map 142-5-A
(NAME)	(NAME)	
525 Plantation Court		Parcel 112.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, , **Joan M. Lange, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamid Doust, married,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. S-6, together with the carport designated No. S-6, on the Plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joan M. Lange, unmarried by Warranty Deed from Lauren Koch and Linda C. Koch, filed for record as Instrument No. 20011228-0143749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 525 Plantation Court, Nashville, TN 37221
(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:T20170017766 DEEDWARR
Recvd: 03/01/17 13:24 2 pgs
Fees:13.00 Taxes:780.33
20170301-0020333

Witness my/our hands this 28th day of February, 2017.

Joan M. Lange by Debbie Owen AIF

Joan M. Lange
By: Debbie Owen, Attorney in Fact

State of Tennessee
County of Davidson

On this 28th day of February, 2017, before me personally appeared, **Debbie Owen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joan M. Lange** and acknowledged that she executed the same as the free act and deed on behalf of **Joan M. Lange.**

WITNESS my hand and seal this 28th day of February, 2017.

Robert L Scruggs

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37538

