WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/17 10:43 2 pgs
Fees:13.00 Taxes:407.00
20170302-0020681

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$110,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of February, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:
Janet B. Awokoya	New Owner	135080A67700CO
677 Longhunter Court		
Nashville, TN 37217	,	

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, **Saeed Sassan married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Janet B. Awokoya**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit #577, of Nashboro Village Nineteen Condominium, as of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Saeed Sassan, a married man from Samuel Frances Anderson, a married man by Warranty Deed on June 23, 2016, of record in Instrument Number 20160627-0065344, Register's Office for Davidson County, Tennessee.

NOTE: This property has never been used by the Grantor as a residence, personal, marital 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 years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Master Deed of record in Book 5333, Page 957; Book 4827, Page 14; Book 5469, Page 840; Book 5588, Page 429 and Book 775, Page 907, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5383, Page 716, Register's Office for Davidson County, Tennessee.

This is improved property known as: **677 Longhunter Court, Nashville, TN 37217**

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 28, 2017.

Saeed Sassan by Katayoon Aminmadani Attorney in Fact

Saeed Sassan by Katayoon Aminmadani as
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Katayoon Aminmadani** , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for **Saeed Sassan**, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Saeed Sassan** , the bargainor(s), by the said **Katayoon Aminmadani** , as Attorney-in-Fact.

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

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY, TENN.