Davidson County DEEDWARR
Recvd: 03/02/17 15:25 3 pgs
Fees:18.00 Taxes:993.45
20170302-0020969

Amelia Swanson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/27/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamron Motamedi and Cindy Motamedi, husband and wife, and Kevon Saber and Annie Saber, husband and wife, all as joint tenants with rights of survivorship	Legacy Mutual Mortgage	
1600 Essex Avenue (ADDRESS)	(NAME) 3503 Paesanos Pkwy (ADDRESS)	072-11-0-399.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio TX 78231 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Louisena Francis, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kamron Motamedi and Cindy Motamedi, husband and wife, and Kevon Saber and Annie Saber, husband and wife, all as joint tenants with rights of survivorship , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210 ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE OF RECORD IN PLAT BOOK 332, PAGE (S) 136 AND 137, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LOUISENA FRANCIS BY WARRANTY DEED FROM ESTIFANOS TESFAYE AND SAMUEL GEBRESELASSIE, OF RECORD AS INSTRUMENT 20030712-0097524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY QUITCLAIMED TO LOUISENA FRANCIS FROM ROBERT FRANCIS BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20060215-0018322, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1600 Essex Avenue , Nashville, TN 37216
(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.

Witness my/our hand(s) this 27th day of February, 2017.

03/01/2017 07:49 #220 P.010/021
From:

WARRANTY DEED
(Continued)

Louisena Francis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louisena Francis, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Yvette Meldrum, 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 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's Signature

My Commission Expires: 7-11-20

