WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Araz Penjweeni	Araz Penjweeni	Parcel ID:
5048 Chadfield Way	5048 Chadfield Way	15005037300
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher A. Mitchell and wife, Samira Mitchell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Araz Penjweeni , unmarried and Aftaw Penjweeni, 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:

Land in Davidson County, Tennessee, being Lot 3B, Zone Lot Division of Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, and 47 on the Plan of Cherry Hills, Section 11-A, of record in Plat Book 6250, Page 233, amending Plat Book 5200, Page 730, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Christopher A. Mitchell and Samira Mitchell by Quitclaim Deed from Christopher A. Mitchell, of record in Instrument 20161228-0136122, dated December 21, 2016, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 644, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 233 amending Plat Book 5200, Page 730, said Register's Office.

Power of Attorney of record in Instrument 20170316-0025776, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3013 Mossdale Drive, Nashville, TN 37013

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:T20170022474 DEEDWARR
Recvd: 03/16/17 11:21 2 pgs
Fees:13.00 Taxes:333.37
20170316-0025777

Witness our hands this 15th day of March, 2017.

Christopher A. Mitchell, by Diane Mitchell, atty in fact
Christopher A. Mitchell by Diane Mitchell,
Attorney in Fact

Samira Mitchell by Diane Mitchell, atty in fact
Samira Mitchell by Diane Mitchell, Attorney
in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Diane Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Christopher A. Mitchell and Samira Mitchell as his/her/their Attorney in Fact as the free act and deed of the within named Christopher A. Mitchell and Samira Mitchell.

Witness my hand and official seal at Nashville, Tennessee the 15th day of March, 2017.

My Commission Expires: 7.2.18

Notary Public

