Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/17/17 16:08 3 pgs
Fees:18.00 Taxes:647.13
20170417-0037270

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2017.

Notary Public
My commission expires: 2/15/2021

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Anna L. Sanford 113 A McKinley Street Madison, TN 37115	Same	034-13-0-129.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mojtaba Rabiei, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anna L. Sanford, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 of Block "B" of the Map of East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the north side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Mojtaba Rabiei by Warranty Deed from John J. Yoon (f/k/a Jeong S. Yun) and wife Susie M. Yoon (f/k/a Myung W. Yun) dated May 31, 2016 of record as Instrument No. 20160623-0064232, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **113 A McKinley Street, Madison, TN 37115.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 7th day of April, 2017.

Mojtaba Rabiei

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of April, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017035093

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

