WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032948 DEEDWARR
Recvd: 04/19/17 12:21 2 pgs
Fees:13.00 Taxes:832.50
20170419-0038328

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/2/21 (AFFIX SEAL)

ANN ELISE WALSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hamid Pourviseh and Parisa Pourviseh	Hamid Pourviseh and Parisa Pourviseh	33-159
(NAME) 9646 Magnolia Ridge Way	(NAME) 9646 Magnolia Ridge Way	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170879

For and 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, I/we, Josephine Rose McMurtry , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Hamid Pourviseh and Parisa Pourviseh, 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 the 10th Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, Surveyor, dated August 4, 1954, as follows: Beginning at a point in the westerly margin of Dickerson Pike, said point being the southeast corner of property conveyed to Dixie Dance Corporation by deed of record in Book 2301, page 562, Register's Office for said County; thence North 69 deg. 39' West 307 feet to a point in the center of Old Dickerson Pike; thence with said Pike South 21 deg. 16' West 100 feet to a point; thence South 71 deg. 34' East 266.5 feet to a point in the westerly margin of Dickerson Pike; thence continuing with the same northeasterly 100 feet to the point of beginning, containing 0.63 acres, more or less.

Being the same property conveyed to Robert L. McMurtry and wife, Jo Rose McMurtry by deed from Donald Wall and wife, Margaret Wall, dated April 18, 1997, of record in Book 10423, page 728, Register's Office for Davidson County, Tennessee. The surbject property was further conveyed to Robert L. McMurtry by deed from Jo Rose McMurtry, dated January 27, 1998, of record in Book 10789, page 905, Register's Office for Davidson County, Tennessee; and further conveyed to Robert L. McMurtry and wife, Josephine Rose McMurtry by deed from Larry D. Craig, Trustee, dated October 13, 2008, of record in Instrument No. 20081016-0104046, Register's Office for Davidson County, Tennessee. The said Robert L. McMurtry having since died on September 15, 2014, leaving Josephine Rose McMurtry as surviving tenant by the entirety.

Josphine Rose McMurtry and Jo Rose McMurtry are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 1303 Dickerson Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 17th day of April, 2017

Josephine Rose McMurtry

Josephine Rose McMurtry

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Josephine Rose McMurtry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of April, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

