12014

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178739

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036316 DEEDWARR
Recvd: 05/01/17 09:47 3 pgs
Fees:18.00 Taxes:1184.00
20170501-0042272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of April, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asef Ramezanzadeh and Jila Zivarilotf 7369 Sugarloaf Dr. Nashville, TN 37211	Same address as new owner NFM Inc. 505 Progress Dr. Linthicum MD 21090	181 01 0B 188.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HEE K. SHIN, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASEF RAMEZANZADEH AND JILA ZIVARILOTF, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 114 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hee K. Shin, a married woman, by Warranty Deed from Yazdian Construction, Inc., dated 8/15/2006, recorded 8/18/2006, of record in Instrument #20060818-0102202, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7369 Sugarloaf Dr., Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of April, 2017.

HEE K. SHIN

KIM YOUNGBAE K

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hee K. Shin, 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 seal, this the 24th day of April, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kim Youngrae, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th day of April, 2017.



Notary Public

Benton Smith

Printed Notary Name

My Commission Expires: 1-8-19