BILL GARRETT, Davidson County
Trans:T20170040220 DEEDWARR
Recvd: 05/11/17 10:37 2 pgs
Fees:13.00 Taxes:685.98
20170511-0046785

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0111M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,400.00

Affiant

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2017

Notary Public
Commission Expires: 9.20.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Allen Smith 376 Ash Grove Dr. Nashville, TN 37211	New Owner	162-05-0-055.00

WARRANTY DEED

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, I/WE,

Farhad Roozbahan and Shahla Azadi Nejad, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Allen Smith and Sarah Smith, husband and wife

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 No. 144 on the Plan of Southwood of record in Plat Book 2663, Page (s) 125 and 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 144 fronts 95.0 feet on the Northerly margin of Ash Grove Drive and extends back 363.4 feet on the Easterly line and 312.3 feet on the Westerly line to a dead line in the rear, measuring 159.0 feet thereon.

Being the same property conveyed to Farhad Roozbahan and Shahla Azadi Nejad, husband and wife by Warranty deed from Richard McNeely, Jr., married of record in Instrument No. 20131001-0102811 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 01, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 376 Ash Grove Dr., Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of May, 2017.

Farhad Roozbahan

Shahla Azadi Nejad

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Farhad Roozbahan and Shahla Azadi Nejad, husband and wife** 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 for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of May, 2017.

Notary Public
My Commission Expires: 9-20-20

(Notary Seal)

