#12036

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

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nijan Tahir	Peoples Home Equity	182-01-0A-009.00-CO
(NAME)	(NAME)	
135 Sundown Drive	170 N. Seven Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher C. Odom, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nijan Tahir and Bavar Tahir, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 9, on the plan of Section One of Phase One, Sunset Hills, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher C. Odom, unmarried, by Quitclaim Deed from Hellena Shimizu, unmarried, and filed for record on February 9, 2016 and Instrument Number 20160209-0012287; further being the same property conveyed to Christopher C. Odom a single person and Helena Shimizu, single person by Warranty Deed from Lake Forest Homes, Inc., dated 12/28/2007, recorded 01/04/2008 of record in Instrument No. 20080104-0000997, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2017 and subsequent years, not yet due and payable; All matters shown on the plat of record in Instrument No. 20070607-0068102; Covenants, conditions, easements and restrictions of record in Instrument No. 20070605-0067129, Supplement and Amendment to the Declaration and By-Laws of the Sunset Hills Homeowner's Association, Inc., of record in Instrument No. 20110203-0009586, in the Register's Office for Davidson County, Tennessee; Restrictions and Easement contained in Warranty Deed of record in Book 5894, Page 186, in the Register's Office for Davidson County, Tennessee. Easement for Septic System of record in Book 10785, Page 299, in the Register's Office for Davidson County, Tennessee. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20060406-0039475, in the Register's Office for Davidson County, Tennessee. Right-of-Way Easement of record in Instrument No. 20071109-0132386, in the Register's Office for Davidson County, Tennessee. Underground Water, Sewer and/or Utility Line(s) Easement and Maintenance Agreement of record in Instrument No. 20080805-0080303, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Private Sanitary Sewer Service Line of record in Instrument No. 20100721-0057063, in the Register's Office for Davidson County,

BILL GARRETT, Davidson County
Trans:T20170043123 DEEDWARR
Recvd: 05/22/17 09:33 2 pgs
Fees:13.00 Taxes:838.05
20170522-0050322

Tennessee. Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument No. 20070605-0067128, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowners Association of record in Instrument No. 20080211-0013604, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 135 Sundown Drive, Antioch, TN 37013

(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of May, 2017.

Christopher C. Odom

State of FLORIDA
County of Orange

Personally appeared before me Christopher C. Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2017.

Notary Public Amanda Carr
My Commission Expires: 04.07.2020

AMANDA CARR
Notary Public - State of Florida
Commission # FF980205
My Comm. Expires Apr 7, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122