WARRANTY DEED

File #2017040938

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Stephanie Domé
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2017.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanullah Mohammadi	new owner	173-4-A/283CO
(NAME)	(NAME)	
5493 Oak Chase Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ira G. Kass and Pamala L. Kass, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanullah Mohammadi, a married man**, 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:

Being Lot No. 283, on the plan of First Revision of Phase Three Oak Highlands, as the same appears of record in Instrument No. 20020122-0008284, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ira G Kass and Pamala L Kass, husband and wife by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 06/05/2003, of record in Instrument No. 20030609-0079502, Page , said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20020122-0008284, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20010503-0045314, said Register's Office.; Quitclaim Deed for Open Space and PUD Easements as of record in Instrument No. 20020619-0074183, said Register's Office.; Charter for Homeowners Association as of record in Book 7337, Page 529 and amended in Book 8765, Page 100, said Register's Office.; Easement for sanitary sewers and/or storm drainage as of record in Instrument No. 20001205-0119205 and in Instrument No. 20001205-0119206, said Register's Office.; Declaration of Covenants as of record in Book 7350, Page 24; re-recorded in Book 7367, Page 587; amended in Book 8765, Page 77 and in Instrument No. 20000428-0042354, 20020725-0089130 and 20020725-0089131, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **5493 Oak Chase Drive, Cane Ridge,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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170049334 DEEDWARR
Recvd: 06/09/17 09:45 2 pgs
Fees:13.00 Taxes:1176.60
20170609-0057930

Witness our hands this 5th day of June, 2017.

Ira G. Kass

Pamala L. Kass

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Ira G. Kass and Pamala L. Kass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of June, 2017.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128