Davidson County DEEDWARR
Recvd: 06/29/17 15:24 3 pgs
Fees:18.00 Taxes:684.50
20170629-0065694

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171194TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Cia Langth	**SAME**	**176-05-0-A-123.00 CO**
5388 Sunnyvale Drive	Cia Langth	
Antioch, TN 37013	5388 Sunnyvale Drive	
	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ataollah Heydari and wife, Fatemeh Koopal**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Cia Langth,** married man, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ataollah Heydari and wife, Fatemeh Koopal by Warranty Deed from Linda L. Sanders, unmarried, dated 10/15/07 and recorded 10/23/07 in Instrument Number 20071023-0125247, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Ataollah Heydari and wife, Fatemeh Koopal,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Ataollah Heydari and wife, Fatemeh Koopal,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **5388 Sunnyvale Drive, Antioch, TN 37013.**

Executed on this 28th day of June. 2017.

Ataollah Heydari

Fatemeh Koopal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Ataollah Heydari and wife, Fatemeh Koopal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of June, 2017.

Notary Public

My Commission Expires: 6.30.18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of June, 2017.

Notary Public

My Commission Expires: 9/22/2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or ~~the~~ custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

