RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38256

BILL GARRETT, Davidson County
Trans:T20170059557 DEEDWARR
Recvd: 07/12/17 11:34 2 pgs
Fees:13.00 Taxes:740.00
20170712-0070071

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me,
this 23 **day of June, 2017**

Notary Public
My commission expires: 10/31/2020

07-1706-86693

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Newman	4327 Beeman Dr Nashville TN 37215	162-01-0-D-009.00 CO
~~616 Maple Top Dr.~~		
~~Antioch TN 37013~~		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mahdi Pourhavasi and wife, Maryam Mogharbi Goharani**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Newman and Elizabeth Rutland Newman, husband and wife**, hereinafter called the Grantees, their successors 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. 9, on the residential planned unit development of Maple Valley Subdivision, Section Three, of record in Book 6900, Page 968, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mahdi Pourhavasi and wife, Maryam Mogharbi Goharani by deed from Oleg Chernitskiy, a married man, dated September 2, 2014, recorded September 4, 2014, of record in Instrument No. 20140904-0081004, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 616 Maple Top Dr., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of June, 2017.

Mahdi Pourhavasi

Maryam Mogharbi Goharani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mahdi Pourhavasi and Maryam Mogharbi Goharani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of June, 2017.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020