Davidson County DEEDWARR
Recvd: 08/02/17 12:42 3 pgs
Fees:18.00 Taxes:919.08
20170802-0078678

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0175M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$248,000.00~~ $248,400.00

Sanjuana Vital Vaquera
Affiant

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2017

Notary Public
Commission Expires: 11/18/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Tonche Reyes 389 Ash Grove Drive Nashville, TN 37211	new owner	161-12-0-007.00

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,

Farzad Roozbahan and Ashley Roozbahan, husband and wife

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

Jose Tonche Reyes and Sanjuana Vital Vaquera

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. 155 on the plan of Southwood, as of record in Book 2663, Pages 125 and 126, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 155 fronts 135 feet on the south side of Ash Grove Drive, and extends back 302.8 feet on the east line and 306.89 feet on the west line, to a dead line in the rear, on which it measures 135 feet thereon.

BEING the same property conveyed to Farzad Roozbahan and Ashley Roozbahan, husband and wife, by Warranty Deed from Brenda Nicks, widowed, dated 4/25/14 and recorded 4/28/14 in Instrument Number 20140428-0035396, Register's Office for Davidson County, Tennessee.

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: 389 Ash Grove Drive, 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 31st day of July, 2017.

Farzad Roozbahan

Ashley Roozbahan by Farzad Roozbahan, as her Attorney in Fact.

Ashley Roozbahan by Farzad Roozbahan, as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Farzad Roozbahan** 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 31st day of July, 2017.

ANGIE VALENTINI-SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/1/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Farzad Roozbahan, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Farzad Roozbahan, to me known to be the person who executed the same as the free act and deed of the said Ashley Roozbahan and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Ashley Roozbahan and appearing of record in Record Book _____, page _____, in the Register's Office for Rutherford County, Tennessee.

20170802-0078676

Witness my hand and official seal at Murfreesboro, Tennessee this 31st day of July, 2017.

ANGIE VALENTINI-SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/1/2020

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY