BILL GARRETT, Davidson County
Trans:T20170069663 DEEDWARR
Recvd: 08/11/17 10:22 2 pgs
Fees:13.00 Taxes:1032.30
20170811-0082393

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176732

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2017.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Huy Bao Tran Tuan Tran Ngat T. Nguyen 6936 Somerset Farms Circle Nashville, TN 37221	SWBC 9311 San Pedro, #100 San Antonio TX 78216	141-7-B-56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Farhad Davachi and Mehrnoosh Davachi, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tuan Tran and Ngat T. Nguyen, husband and wife and Huy Bao Tran, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 114 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Plat Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Farhad Davachi and Mehrnoosh Davachi, husband and wife by Warranty Deed from Abdenour Benabdeloued and wife, Edita Benabdeloued, dated Jun e13, 2013, recorded June 24, 2013, of record in Instrument No. 20130624-0064296, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 6936 Somerset Farms Circle, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2017.

Farhad Davachi

Mehrnoosh Davachi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Farhad Davachi and Mehrnoosh Davachi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of August, 2017.

Notary Public
My Commission expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021