This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

This Deed was prepared without any benefit of title insurance. Said buyer was given notice it could be provided, but waived purchasing any title insurance policy.

File # 1704138

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Nisar A. Mohammadi** | **SAME** | **164100A38500** |
| **6765 Sugar Hill Drive** | | |
| **Nashville, TN 37211** | | |

BILL GARRETT, Davidson County
Trans:T20170069774 DEEDWARR
Recvd: 08/11/17 12:35 2 pgs
Fees:13.00 Taxes:925.00
20170811-0082533

# 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, **Marc A. Carpenter and Cherita Hill**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Nisar A. Mohammadi,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LOT NUMBER 430, ON THE FINAL PLAT, VILLAGE NINE, SUMMERFIELD SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20060718-0086560, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

**Being the same property conveyed to Marc A. Carpenter by Special Warranty Deed from Bank of America, dated 01/13/2012, recorded 01/31/2012 in Instrument No. 20120131-0008820, Register's Office for Davidson County, Tennessee.**

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 **Marc A. Carpenter and Cherita Hill** 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 **Marc A. Carpenter and Cherita Hill** 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: **4236 Shagbark Trail, Antioch, TN 37013.**

Executed on this 4th day of August. 2017.

Marc A. Carpenter

**Marc A. Carpenter**

Cherita Hill

**Cherita Hill**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public of said County and State, **Marc A. Carpenter and Cherita Hill,** 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 this 4th day of August, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of August, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19