BILL GARRETT, Davidson County
Trans:T20170074201 DEEDWARR
Recvd: 08/25/17 09:30 2 pgs
Fees:13.00 Taxes:795.50
20170825-0087414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amrollah Sharifi, a married man and Naim Sharifi, an unmarried man, as tenants in common with rights of survivorship	Amrollah Sharifi and Naim Sharifi	072 15 0 226.00
4605 Toddington (ADDRESS)	4605 Toddington (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kattie F. Carpenter, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amrollah Sharifi, a married man and Naim Sharifi, an unmarried man, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 2 ON THE FINAL PLAT OF MINOR SUBDIVISION - 2ND REVISION TO LOT 1, BELLEWOOD PARK APARTMENTS, AS OF RECORD IN INSTRUMENT NO. 20140328-0025763, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (FORMERLY BEING LOT NO. 19 ON THE REVISED PLAN OF LOTS 15 THROUGH 25 OF BELLE FOREST SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. CARPENTER, JR. BY DEED FROM TOMMY HUFF, TRUSTEE, OF RECORD IN BOOK 6660, PAGE 714; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO KATTIE CARPENTER BY QUITCLAIM DEED FROM JOSEPH CARPENTER AND JACQUELINE CARPENTER OF RECORD IN INSTRUMENT NO. 20170825-0087413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID, JAMES A. CARPENTER, JR. DIED APRIL 08,1989 IN-TESTATE, WITH AFFIDAVIT OF HEIRSHIP BEING OF RECORD IN BOOK 11028, PAGE 901, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2516 Pennington Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 24th day of August, 2017.

WARRANTY DEED
(Continued)

Kattie F. Carpenter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kattie F. Carpenter, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072