RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179384

Davidson County DEEDWARR
Recvd: 08/28/17 09:48 3 pgs
Fees:18.00 Taxes:851.00
20170828-0087890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Stacy Steele
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

NOTARY PUBLIC

My commission expires: 11/18/18

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parnia Rastkhaneh and Keivan Rastkhaneh 4521 Hamilton Lane Antioch, TN 37013	Gardner Financial Services LTD, dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	150 14 0B 005.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHADWICK WINTERS AND WIFE, ANGELA WINTERS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PARNIA RASTKHANEH, AN UNMARRIED WOMAN, AND KEIVAN RASTKHANEH AND GOLI DADRAVAN, HUSBAND AND WIFE, TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5, Hamilton Church Subdivision, Phase I, as shown on plat of record in Instrument No. 20050831-0104380, amended at Instrument No. 20070216-0019954, in the Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Chadwick Winters and Angela Winters, husband and wife, by Warranty Deed from Antonio Rico and Maria De Los Angeles Andrade, husband and wife, dated 9/25/2009, recorded 10/6/2009, of record in Instrument No. 20091006-0092721, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4521 Hamilton Lane, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of August, 2017.

CHADWICK WINTERS

ANGELA WINTERS BY CHADWICK WINTERS, ATTORNEY-IN-FACT Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chadwick Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of August, 2017.

Notary Public
My commission expires: 11/18/18

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chadwick Winters, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Angela Winters and acknowledged that he executed the same as the free act and deed of the said Angela Winters.

WITNESS my hand and seal, this the 25th day of August, 2017.

Notary Public
expires 11/18/18

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

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

