THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813105** BILL GARRETT, Davidson County Trans:T20170075104 DEEDWARR Recvd: 08/29/17 09:31 2 pgs Fees:13.00 Taxes:2553.00 20170829-0088471	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Pamela Peters Affiant Subscribed and sworn to before me, this24th day of August, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ali Abrahimia 776 BLEVINS DRIVE Nashville TN 37204-4430	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-07-066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela D. Peters, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Abrahimia, unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 4 on the Plan of Russell Valley, of record in Book 3842, Page 21, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Pamela D. Peters, an unmarried woman by Warranty Deed from Sandra Metrione, individually and as Trustee of the Sandra Metrione Trust, recorded on the 4th day of June, 2007 in Instrument No. 20070604-0065594, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUSSELL VALLEY, as recorded in Plat Book 3842, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 776 BLEVINS DRIVE Nashville TN 37204-4430

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-11-776

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of August, 2017.

Pamela D. Peters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela D. Peters, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2017.

Notary Public

