Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1395

BILL GARRETT, Davidson County
Trans:T20170076291 DEEDWARR
Recvd: 08/31/17 11:03 2 pgs
Fees:13.00 Taxes:658.60
20170831-0089620

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2017

Notary Public
Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ehsan Ghorbani 3401 Anderson Road, Unit 52 Antioch, TN 37013	SAME	136-15-0B-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Janie Sue Graham, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ehsan Ghorbani, a married 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. 52 on the Plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1, of record in Plat at Instrument No. 20000828-0084429 and revised in Plat Instrument No. 20010629-0068937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janie Sue Graham, unmarried by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation of record in Instrument No. 20010406-0034060 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 06, 2001 and re-recorded on April 25, 2001, of record in Instrument No. 20010425-0040787.

The execution of this instrument by Janie Sue Graham, is effected by the signature of her Attorney-in-Fact, Alice Charron, pursuant to the Specific Power of Attorney of record being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3401 Anderson Road, Unit 52, Antioch, TN 37013.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

Dated this the 30th day of August, 2017.

Janie Sue Graham by Alice Charron her attorney in fact
Janie Sue Graham By Alice Charron, as ~~Attorney~~ in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned notary public, **Alice Charron,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Janie Sue Graham** and acknowledged that she executed the same as the free act and deed of the said **Janie Sue Graham,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170831-0089619, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at _____, Tennessee this 30th day of August, 2017.

_____
Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)