WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080345

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tarrah L. Bonaparte	Tarrah L. Bonaparte	
(NAME)	(NAME)	
110 Bellevue Rd Apt.32	110 Bellevue Rd Apt.32	142-15-0A-032.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Two Thousand And No/100 Dollars ($152,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATHERINE SWANN JAFARI , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TARRAH L. BONAPARTE, UNMARRIED WOMAN, 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 Unit No. 32 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Katherine Swann Jafari by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20100715-0055548, Register's Office for Davidson County, Tennessee, dated June 14, 2010 and recorded on July 15, 2010.

Katherine Elizabeth Jafari and Katherine Swann Jafari are one in the same person.

BILL GARRETT, Davidson County
Trans:T20170078732 DEEDWARR
Recvd: 09/08/17 10:55 2 pgs
Fees:13.00 Taxes:562.40
20170908-0092456

unimproved ☐
This is improved ☒ property, known as 110 Bellevue Rd Apt.32, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my/our hands this 31ST day of August, 2017.

Katherine Swann Jafari BY [illegible], HER ATTORNEY-IN-FACT
Katherine Swann Jafari by Thomas Kenneth Swann, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2017, before me personally appeared Thomas Kenneth Swann to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katherine Swann Jafari and who acknowledged he/she/they executed the same as the free act and deed of the said Katherine Swann Jafari.

Witness my hand and official seal, this the 31st day of August, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

