WARRANTY DEED

Bill Garrett Davidson County
Batch# 21107 **DEEDWARR**
11/02/2017 09:54:36 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171102-0112411

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-090578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lynne Robertson, unmarried	Lynne Robertson, unmarried	
(NAME) 201 Carriage Dr.	(NAME) 201 Carriage Dr.	142-02-0-161.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VIDA MOHSENI AND RAHIM A. ABBASNEZHAD, WIFE AND HUSBAND, AND EHSAN A ABBASNEZHAD, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNNE ROBERTSON, UNMARRIED, 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. 206 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, 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 Vida Mohseni, a married woman by Warranty Deed from Mehrdad Alviri, married of record in Instrument No. 20040524-0060480, Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 24, 2004.

Being the same property conveyed to Vida Mohseni and Rahim A. Abbasnezhad, wife and husband and Ehsan Abbasnezhad, a single man, as tenants in common with right of survivorship by Quitclaim Deed from Vida Mohseni and Rahim A. Abbasnezhad, wife and husband, of record in Instrument No. 20170518-0049259, Register's Office for Davidson County, Tennessee, dated May 11, 2017 and recorded

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-LR-17-201

on May 18, 2017.

unimproved ☐
This is improved ☒ property, known as 201 Carriage Dr., Nashville, TN 37221
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

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 Vida Mohseni and Rahim A. Abbasnezhad, wife and husband, and Ehsan A Abbasnezhad, a single man this 31 day of Oct, 2017

Vida Mohseni

Rahim A. Abbasnezhad

Ehsan A Abbasnezhad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2017, before me personally appeared Vida Mohseni and Rahim A. Abbasnezhad and Ehsan A Abbasnezhad, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10.12.19
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY