Bill Garrett Davidson County
Batch# 33359 DEEDWARR
12/05/2017 12:20:31 PM 3 pgs
Fees: $18.00 Taxes: $601.25
20171205-0123996

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mehdi Razzaghi	Mehdi Razzaghi	164 08 0B 072.00
(NAME) 1420 Priestshore Bay	(NAME) P.O. BOX 681201	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars ($162,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Georgine Butler and Wallace J. Washington, Sr., wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mehdi Razzaghi, 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:

Being Lot No. 50, on the plan of Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Georgine Butler and Wallace J. Washington Sr. wife and husband by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company dated March 05, 2008 and recorded March 07, 2008 as Instrument No. 20080307-0023088, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1420 Priestshore Bay, Antioch, TN 37013

File Number: GRN-178188FC

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, has 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.

Witness our hands this 30 day of November 2017

Georgine Butler by [signature] as attorney in fact

Georgine Butler, by Hillary Monroe Smith as attorney in fact

Wallace J. Washington Sr. by [signature] no attorney in fact

Wallace J. Washington, Sr., by Hillary Monroe Smith as attorney in fact

File Number: GRN-178188FC

STATE OF Tennessee

County OF Davidson

Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed to foregoing instrument on behalf of Georgine Butler, and who acknowledged that she executed the same as the free act and deed of the said Georgine Butler, by virtue of Durable Limited Power of Attorney, duly executed.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 7-26-2021

(SEAL)

STATE OF Tennessee

County OF Davidson

Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed to foregoing instrument on behalf of Wallace J. Washington,Sr., and who acknowledged that she executed the same as the free act and deed of the said Wallace J. Washington, Sr., by virtue of Durable Limited Power of Attorney, duly executed.

→ Georgine Butler DB

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 7-26-2021

(SEAL)



File Number: GRN-178188FC