Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1043

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $327,900.00

Affiant

Subscribed and sworn to before me, this 5th day of December 2017.

Notary Public Rachel Marie Collins
My commission expires: 3-21-20

Bill Garrett Davidson County
Batch# 35402 DEEDWARR
12/08/2017 10:37:11 AM 2 pgs
Fees: $13.00 Taxes: $1,213.23

20171208-0125415

Address of New Owner:	Send Tax Bills to:	Tax Information
Payam Nazeri	SWBC Mortgage Corporation	181 01 0B 305.00
6634 Sunnywood Drive	9311 San Pedro, Ste. 100	
Nashville TN 37211	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Johnathon E. Pfaender and Ashley A. Pfaender, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Payam Nazeri and Aida Mortazavi, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 70 on the Plan of Section Two of Phase Three 2nd Addition to Sugar Valley RS-10 Subdivision Cluster Lot Option of record in Instrument No. 20140506-0038378 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnathon E. Pfaender and Ashley A. Pfaender by deed from On Point Construction Company, Inc. of record in Instrument No. 201501260007168 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Section Two of Phase Three 2nd Addition to Sugar Valley RS-10 Subdivision Cluster Lot Option of record in Instrument No. 20140506-0038378 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments,

options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11069 Page 14 and Instrument No. 200402030013041 and 200406230074495 No. 20140430-0036256 and in any allied instruments(s) referred to in said restrictions. 6) Charter for Sugar Valley Homeowners Assn of record in Book 11069 Page 6

This property is improved property known as 6634 Sunnywood Drive, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 5th day of December, 2017.

Johnathon E. Pfaender

Ashley A. Pfaender

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnathon E. Pfaender and Ashley A. Pfaender, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2017.

Notary Public

My Commission expires: 2/25/19
FILE NO: 10318

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY