Bill Garrett Davidson County
Batch# 37297 DEEDWARR
12/15/2017 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20171215-0127875

# WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2017-1692

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Dec., 2017

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William H. Knott and Nancy H. Knott | First Community Mortgage, Inc. | 172-14-0B-076.00-CO |
| (NAME) | (NAME) | |
| 4600 Sterling Cross | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Pouyan Javanbakht, married, and John Sharifi and Mahnaz Sharifi, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Knott and Nancy H. Knott, husband and wife** 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:

**Rosaline Sharifi Javanbakht** JOINS THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF RELINQUISHING ALL HER RIGHT, TITLE AND INTEREST TO SAID PROPERTY, MARITAL OR OTHERWISE.

**Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cluster Lot Development Winfield Park, Phase 1, Section 1, Revision 1 of record in Plat Instrument Number 20010313-0024108, 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 Pouyan Javanbakht, married, and John Sharifi and Mahnaz Sharifi, husband and wife by Warranty deed from James Walton Aldridge and Ann Willis Aldridge of record in Instrument No. 20110705-0051158 Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on July 05, 2011. (Value of consideration shown in aforementioned deed $354,500.00.) Being also known as 4600 Sterling Cross Nashville, Tennessee 37211.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat in Instrument Number 20010313-0024108, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee. Easement for ingress and egress of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for open space areas of record in Instrument Number 20020515-0059528, in the Register's Office for Davidson County, Tennessee. Winfield Park for Homeowners Association, Inc of record in Instrument Number 20160211-0013422, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4600 Sterling Cross, Nashville, TN 37211
(House Number) (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.

Witness my/our hand(s) this 13th DAY OF DECEMBER, 2017.

John Sharifi

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Sharifi**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2017.

Notary Public (SEAL)
My Commission Expires: 12-22-2018

M. Sharifi

**Mahnaz Sharifi**

STATE OF Texas
COUNTY OF Tarrant

KAMLA KAY LEE
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 01123739-7

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mahnaz Sharifi**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of December, 2017.

Notary Public
My Commission Expires: 12-22-2018

KAMLA KAY LEE
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 01123739-7
(SEAL)

**Pouyan Javanbakht**

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pouyan Javanbakht**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2017.

Notary Public (SEAL)
My Commission Expires: 12-22-2018

KAMLA KAY LEE
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 01123739-7

N/K/A Javanbakht

**Rosaline Sharifi N/K/A Rosaline Sharifi Javanbakht**

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rosaline Sharifi, N/K/A Rosaline Sharifi Javanbakht** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2017.

Notary Public (SEAL)
My Commission Expires: 12-22-2018

KAMLA KAY LEE
Notary Public, State of Texas
Comm. Expires 12-22-2018
Notary ID 01123739-7

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021