WARRANTY DEED

Bill Garrett Davidson County
Batch# 38643 DEEDWARR
12/18/2017 10:15:55 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20171218-0128451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF Dec., 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Poe	Mortgage Lenders of America LLC	
(NAME)	(NAME)	
307 Clofton Dr	10975 El Monte Street	14214020100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Overland Park KS 66211	
(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, **SAKINEH RAFAT, UNMARRIED AND VAHID NAMVAR, UNMARRIED, JOINT TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA POE**, 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. 4-A on the Plan of Zone Lot Division, Harpeth View Estates, of record in Book 6250, Page 211, as amended in Book 6250, Page 511, said Register's Office.

Being the same property conveyed to Sakineh Rafat, unmarried and Vahid Namvar, unmarried, joint tenancy in common with right of survivorship by Warranty Deed from Jennifer L. Evans, recorded on the 5th day of December, 2001 in Instrument No. 20011205-0134178, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 307 Clofton Dr, Nashville, TN 37221
(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 hand this 6th day of December, 2017

Sakineh Rafat by
Sanaz Kiani, attorney in fact

SAKINEH RAFAT, BY: SANAZ KIANI, ATTORNEY IN FACT

Vahid Namvar by
Sanaz Kiani; attorney in fact

VAHID NAMVAR, BY: SANAZ KIANI, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ___ day of November, 2017, before me personally appeared Sanaz Kiani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sakineh Rafat and Vahid Namvar and acknowledged that she executed the same as the free act and deed of Sakineh Rafat and Vahid Namvar.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019