Bill Garrett Davidson County
Batch# 38851 DEEDWARR
12/18/2017 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20171218-0128731

This Instrument Prepared By:
**Lee and Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 3843-57

ADDRESS NEW OWNER:
**Linda D. Spencer**
**2312 Revere Place**
**Nashville, Tennessee 37214**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**InterLinc Mortgage Services, LLC**
**10613 W. Sam Houston Parkway N., Suite 200**
**Houston, Texas 77064**

| | |
|---|---|
| MAP | **84** |
| GROUP | **15** |
| PARCEL | **101.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mohsen Sarfehjoo** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Linda D. Spencer**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows, to-wit:

Tract 1

Being Lot No. 57 on the Plan of Castlewood Estates, Section 1, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee.

Included in but EXCLUDED from the said Lot 57 is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4210, Page 305, Register's Office for said County, being described as follows, to wit:

A strip or parcel of land in the 14th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 57 on the Plan of Section 1, Castlewoods Estates, as of record in Book 2331, Page 72, Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government known as State of Tennessee, Project No. 19076-2306-04 Briley Parkway.

Beginning at a point at the present North margin of Revere Place at the corner of Lots 57 and 58; hence northwardly 10 feet in the line between said Lots to a point o nthe new relocated North margin of Revere Place; thence, eastwardly 144.7 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin to a point; thence North 79 degrees 13' 50" east 29.0 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin of Revere Place to the beginning of a curve that has a 25-foot radius; thence, northeasterly 39.3 feet along the arc of said curve to a point on the present West margin of Blue Hills Court; thence South 10 degrees 46' 10" East 10 feet along the present West margin of Blue Hills Court to the beginning of a curve that has a 25-foot radius; thence, southwesterly 39.3 feet along the arc of said curve to a point in the present North margin of Revere Place; thence, with the margin of the same,

westerly 178.2 feet to the point of Beginning and containing 2,200 square feet, more or less.

Tract 2

Land in Davidson County, Tennessee, being the remaining parts not used for right-of-way of Briley Parkway of Lots Nos. 58 & 59 on the Plan of Section 1, Castlewood Estates, as of record in Book 2331, Page 72, Register's office for said County and described together as follows:

Beginning at a point on the line between Lots Nos. 57 & 58 on said plan. Said point being on the new relocated North margin to Revere Place which is 10 feet from and parallel to the Old North margin of Revere Place; thence, North 18° 54' 58" East 123.3 feet along said line to a common point of Lots Nos 56, 57, & 58; thence, North 35° 15' 32" West 212.9 feet along the lines of Lots Nos. 55, 56, 58 & 59 to a point in the East right-of-way line of Briley Parkway; thence South 2° 26' 57" East 270.38 feet along the East right-of-way line of Briley Parkway to a point; thence continuing 17.2 feet along said right-of-way line to a point on the new relocated North margin of Revere Place; thence, South 74° 05' West 74.22 feet along the above described new relocated North margin of Revere Place to the point of beginning.

Being the same property conveyed to Mohsen Sarfehjoo by deed from William H. Lightfoot and Trudi P. Lightfoot, husband and wife dated August 16, 2016, of record in Instrument No. 20160816-0085513, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Revere Place, Nashville, Tennessee 37214. Possession is to be given on December 15, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of December, 2017.

Mohsen Sarfehjoo

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mohsen Sarfehjoo**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 2-4-20

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 2-4-20

## ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY