WARRANTY DEED

Bill Garrett Davidson County
Batch# 44532 DEEDWARR
01/04/2018 01:34:59 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180104-0001401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

THIS INSTRUMENT WAS PREPARED BY:
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIVIENNE WUN CHOW POON AND KA LEUNG POON	**VIVIENNE WUN CHOW POON AND KA LEUNG POON**	072-15- 0 226.00
(NAME)	(NAME)	
2516 PENNINGTON AVENUE	2516 PENNINGTON AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37206	
(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, **AMROLLAH SHARIFI AND NAIM SHARIFI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIVIENNE WUN CHOW POON AND KA LEUNG POON**, WIFE AND HUSBAND, 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. 2 ON THE FINAL PLAT OF MINOR SUBDIVSION – 2ND REVISION TO LOT 1, BELLEWOOD PARK APARTMENTS, AS OF RECORD IN INSTRUMENT NO. 20140328-0025763, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (FORMERLY BEING LOT NO. 19 ON THE REVISED PLAN OF LOTS 15 THROUGH 25 OF BELLE FOREST SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE).

BEING THE SAME PROPERTY CONVEYED TO AMROLLAH SHARIFI, A MARRIED MAN AND NAIM SHARIFI, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM KATTIE F. CARPENTER, OF RECORD IN INSTRUMENT NO. 20170825-0087414, RECORDED AUGUST 25, 2017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2516 PENNINGTON AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Grantors have not owned the property for a personal residence.

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, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 2nd day of January, 2018.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **AMROLLAH SHARIFI AND NAIM SHARIFI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 2nd day of January 2018.

Notary Public

My Commission Expires

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219