THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 45243 DEEDWARR
01/08/2018 10:32:13 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180108-0002149

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January,2018.

Notary Public 1-6-20

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grisham Home Builders, LLC	owner	MAP 091-16-0
2816 Valley Brook Place		PARCEL 13200
Nashville, TN 37215-1933		
(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, **Vahid Azamtarrahian, Mehdi Azamtarrahian, Saeid Azamtarrahian, Fatima Azamtarrahian and Mohammad Azamtarrahian**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grisham Home Builders, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 307 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, 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 Vahid Azamtarrahian, Mehdi Azamtarrahian, Saeid Azamtarrahian, Fatima Azamtarrahian and Mohammad Azamtarrahian by Quitclaim Deed from Mehdi Azamtarrahian, Administrator of the Estate of Carol Ann Azamtarrahian, recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is IMPROVED property known as **4408 Dakota Avenue, Nashville, TN 37209.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 5th day of January, 2018.

Mehdi Azamtarrahian by James Waechter, Attorney-in-Fact

Vahid Azamtarrahian by James Waechter, Attorney-in-Fact

Saeid Azamtarrahian by James Waechter, Attorney-in-Fact

Fatima Azamtarrahian by James Waechter, Attorney-in-Fact

Mohammad Azamtarrahian by James Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Waechter** 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 on behalf of Mehdi Azamtarrahian, Vahid Azamtarrahian, Saeid Azamtarrahian, Fatima Azamtarrahian and Mohammad Azamtarrahian as their Attorney in Fact, as the free act and deed of the within named Mehdi Azamtarrahian, Vahid Azamtarrahian, Saeid Azamtarrahian, Fatima Azamtarrahian and Mohammad Azamtarrahian.

Witness my hand and official seal this the 5th day of January, 2018.

My Commission expires March 3, 2020

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE