Bill Garrett Davidson County
Batch# 53453 DEEDWARR
01/31/2018 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20180131-0009852

WARRANTY DEED

J. ANDREW WILEY 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 **$208,000.00.**

Jose, M. Umanzor
Affiant

Subscribed and sworn to before me, this the 29th day of January, 2018.

Notary Public

My commission expires: NOV 0 8 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose M. Umanzor **Ana Reyes Alfaro**	new owner	**Map 148-10-0 Parcel 073.00**
3905 Keeley Drive		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ghasem D. Mohaghegh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose M. Umanzor and Ana D. Reyes Alfaro, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ghasem D. Mohaghegh and wife, Mozhgan Mirani and Kamal Hajizadeh, unmarried, as joint tenants with rights of survivorship, by Deed dated August 24, 1999 from Emmett Carey and wife, Rose E. Carey, of record in Book 11633, Page 756, Register's Office for Davidson County, Tennessee. The said Kamal Hajizadeh, an unmarried person, having quitclaimed to Mozhgan Mirani and husband, Ghasem Mohaghegh by Quitclaim Deed dated January 3, 2002, of record in Instrument No. 20030110-0004655, said Register's Office. The said Mozhgan Mirani, unmarried and Ghasem Mohaghegh, unmarried, having quitclaimed to Ghasem Mohaghegh and Kamal Hajizadehl (spelled Hajizadeh on prior deeds) by Quitclaim Deed dated August 8, 2014, of record in Instrument No. 20140818-0074565, said Register's Office. The said Ghasem Mohaghegh and Kamal Hajizadehl having quitclaimed to Ghasem D. Mohaghegh by Quitclaim Deed dated December 15, 2017, of record in Instrument No. 20171218-0128524, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2663, Pages 62 and 63, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2795, Page 99, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3905 Keeley Drive, Nashville, Tennessee 37211**

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 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 29th day of **January, 2018.**

Ghasem D. Mohaghegh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ghasem D. Mohaghegh,** the within named seller, 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 Nashville, Tennessee, this 29th day of **January, 2018.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2030
Notary's Seal (if on paper)

