THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114580

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $348,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 60378 DEEDWARR
02/20/2018 01:47:01 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20180220-0016009

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Avin Babanzadeh 120 Sequoyah Lane Nashville TN 37221-4041	New Owner	Tax Parcel ID No. 155100A08200CP

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Ann Spencer, unmarried, aka Jessica Ann Dodrill, being one and the same person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Avin Babanzadeh, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23, on the plan of McCrory Trace Estates, of record in Plat Book 6900 Pages 720-723 and corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica A. Dodrill and Dana M. Dodrill, II, wife and husband by Warranty Deed from Amy Ann Cravens, a single woman, recorded on the 25th day of July, 2016 in Instrument No. 20160725-0076427, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Dana Michael Dodrill, II to Jessica Ann Spencer, unmarried, aka Jessica Ann Dodrill, being one and the same person by Quitclaim Deed of record in Instrument No. 20180123-0006900, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page(s) 720-723 as corrected in Book 7825, Page 429.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7241, Page 597 and Book 7576, Page 846.

Terms and provisions of by-Laws recorded in Book 7576, Page 831.

Charter of Homeowners Association recorded in Book 7576, Page 821.

Easement for Utilities, recorded in Instrument No. 20021104-0134797.

Conveyance for Common Areas recorded in Book 7820, Page 342 and Book 8013, Page 698.

This is improved property located at 120 Sequoyah Lane Nashville, TN 37221-4041.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2018.

Jessica Ann Spencer AKA Jessica Ann Dodrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessica Ann Spencer AKA Jessica Ann Dodrill**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018