Bill Garrett Davidson County
Batch# 66536 DEEDWARR
03/08/2018 10:52:16 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20180308-0021904

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 2-18-1455

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $204,000.00.

Affiant

Subscribed and sworn before me this the 5th day of March, 2018.

Notary Public
My commission expires: 5/5/2022

DAVIDSON COUNTY AMANDA VAUGHN State of Tennessee Notary Public

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kamrava Etemadifar & Mahsa Etemadifar 3821 Turley Drive Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	148-09-0 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL BOLEYJACK, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAMRAVA ETEMADIFAR AND MAHTAB ARMANNEH, HUSBAND AND WIFE AND MAHSA ETEMADIFAR AND DAVOUD SOLTANI, WIFE AND HUSBAND AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Haywood Heights, Section Two, of record in Plat Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Boleyjack by deed from Alkhatab Dabshee, dated 10/22/2015, of record in Instrument No. 20151109-0113805, said Register's Office.

The said Randall Boleyjack warrants that this is not his marital residence and he nor his spouse have lived in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3821 Turley Drive, Nashville, TN 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RB

Witness my hand this the 2nd day of March, 2018.

Randall Boleyjack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Boleyjack, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2018.

My commission expires:

9-16-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY