WARRANTY DEED

Bill Garrett Davidson County
Batch# 71350 **DEEDWARR**
03/20/2018 01:38:51 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20180320-0026183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF MARCH, 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
GARY WILFORD WILLIAMS	**GARY WILFORD WILLIAMS**	072-13-0-080.00
(NAME)	(NAME)	
10 LYMINGTON COURT	10 LYMINGTON COURT	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	
(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 **GARY WILFORD WILLIAMS AND DONNA ROCCO WILLIAMS**, 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. 85, on the Plan of Plat of Trevecca Subdivision of Renraw, of record in Book 421, page 72 and 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amrollah Sharifi, a married person and Naim Sharifi, an unmarried man, as tenants in common by Deed from Juanita Roberts Young, as Devisee under the Last Will and Testament of Clyde Hayden Litchfield, deceased, of record in Inst. No. 20170113-0004155, 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 **1005 McCLURKAN AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of March, 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**, 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, TN this 19th day of March, 2018.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **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, TN this 19th day of March, 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