THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

Bill Garrett Davidson County
Batch# 76147 DEEDWARR
04/04/2018 09:21:31 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20180404-0031476

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2018.

Notary Public
MY COMMISSION EXPIRES: 2/25/20
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Abacu Juarez Venegas<br>414 Derrick Court<br>Nashville, TN 37013 | Abacu Juarez Venegas<br>414 Derrick Court<br>Nashville, TN 37013 | 148 06 0 144.00 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, 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 **ABACU JUAREZ VENEGAS**, a single person, hereinafter called the Grantee, his 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, TN, being Lot No. 11A, on the Plan of Section Two, Bakertown Gardens, of record in Plat Book 6250, page 147 as amended in Plat Book 6250, page 407, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed of record at Instrument No. 20170714-0070945, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJEC TO: 1) Current years taxes which have been prorates and assumed by the Grantee(s); 2) All restrictions of records; 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; 7) Matters as shown on the plat of record in Book 6250, page 147, as amended of record in Book 6250, page 407, said Register's Office; 8) Water Line Easement of record in Book 2107, page 413 as amended in Book 2154, page 587, said Register's Office; 9) Restrictions as set out in Warranty Deed of record in Book 6367, page 914, said Register's Office; and 10) Restrictive Covenants of record in Book 6403, page 363, Register's Office.

This is improved property known as 414 Derrick Court, Antioch, Tennessee 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as their place of residence.

WITNESS my hand this 30th 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 said County and State, the within named **AMROLLAH SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th 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 said County and State, the within named **NAIM SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th 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