WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-42903

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad T. Oftadeh	NEW OWNER	13101000900
(NAME)	(NAME)	
1626 Volunteer Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John B. Link, III and wife, Carol E. Link**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mohammad T. Oftadeh, married**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, being part of Lot No. 3 in the division of the lands of Henry W. Compton, deceased, of record in Plat Book 2, Page 58, Chancery Court at Nashville, Tennessee, described as follows:
TRACT NO.1: Beginning at a point in the west line of Abernathy's lot, said point being in the north margin of Hobbs Road, and running thence with north margin of Hobbs Road westwardly 100 feet; thence north and parallel with Abernathy's west line 300 feet to dead line; thence eastwardly and parallel with Hobbs Road 100 feet to Abernathy's west line; thence south with Abernathy's west line 300 feet to beginning.
TRACT NO.2: Beginning at a point in the west line of the property conveyed to the said Anne Polk Armistead, by deed of Margaret Compton Wallace and husband, William G. Wallace, of record in Book 1110, Page 330, Register's Office for said County, said point being in the north margin of Hobb's Road, and running thence with the north margin of Hobb's Road, westwardly 25 feet; thence north and parallel with Armistead's west line 300 feet to dead line; thence eastwardly and parallel with Hobb's Road 25 feet to Armistead's west line; thence south with Armistead's west line 300 feet to beginning.

Being the same property conveyed to John B. Link, III and wife, Carol E. Link by Warranty Deed from Edward Carmack Armistead and wife, Anne Polk Armistead dated January 14, 1972 and recorded January 18, 1972 of record in Book 4569, Page 795, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

Bill Garrett Davidson County
Batch# 76998 DEEDWARR
04/06/2018 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
201804060032673

All matters shown on the plat of record in Plat Book 2, Page 58, in the Register's Office for Davidson County, Tennessee.
Easement recorded in Book 4569, Page 795 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3308 Hobbs Road, Nashville, TN 37215
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 3rd day of April, 2018.

John B. Link III
John B. Link, III

Carol E. Link
Carol E. Link

State of Tennessee
County of Williamson

Personally appeared before me John B. Link, III and Carol E. Link, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and ~~seal this 6th~~ 3rd day of April, 2018.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD P. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

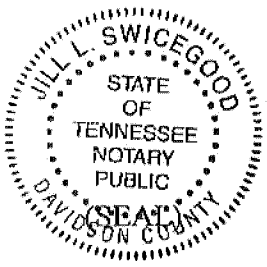
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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