Bill Garrett Davidson County
Batch# 80794 DEEDWARR
04/13/2018 02:53:31 PM 2 pgs
Fees: $13.00 Taxes: $845.08
20180413-0035092

WARRANTY DEED

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$228,400.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2018.

Notary Public

My commission expires: 8/16/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Mather and Lonny S. Mather	**LoanDepot.com**	**149 060 021.00**
2504 Treetop Dr.	**26642 Towne Centre Drive**	
Antioch, TN 37013	**Foothill Ranch, CA 92610**	

FOR AND IN 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 ACKNOWLEDGE, I,

Morad Khan Dorani, married,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Mather and Lonny S. Mather, wife and husband,

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:

BEING all of Lot No. 33, REVISED PEBBLE CREEK SECTION FOUR, according to survey and plat of same appearing of record in Book 5210, page 226, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Morad Khan Dorani, by deed of record in Book 6765, page 529, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 5512, page 94, and, to any and all other matters as shown of record and in Book 5210, page 226, of the Register's Office of Davidson County, Tennessee.

THIS property was never used as the primary marital residence of the Grantor.

This is improved (X) Unimproved (____) property, known as **2504 Treetop Dr., Antioch, TN 37013**

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 and assigns forever. The GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and he

does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **3rd** day of **April, 2018.**

Morad Khan Dorani

Morad Khan Dorani

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Morad Khan Dorani,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **April, 2018.**

Mark S. Moore

Notary Public

My Commission Expires: 12-16-2018

