Prepared by:
Record and Return to:
Chapman and Rosenthal **Title, Inc**
2002 Richard Jones Rd., **Ste 203-A**
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87454 **DEEDWARR**
05/02/2018 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20180502-0041698

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-040406

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aliyar Fouladkhah	New Owner	
(NAME)	(NAME)	
246 Glenstone Circle		171-02-0A-094.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars ($272,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONI L. WATKINS, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALIYAR FOULADKHAH, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 94 on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, Page 4 and Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joni L. Watkins, an unmarried woman by Warranty Deed from Elizabeth Lachman aka Elizabeth Lachman Knutson, a single person of record in Instrument No. 20011210-0135816 Register's Office for Davidson County, Tennessee, dated December 05, 2001 and recorded on December 10, 2001.

unimproved ☐
This is improved ☒ property, known as 246 Glenstone Circle, Brentwood, TN 37027
(House No.) (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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Joni L. Watkins, an unmarried woman this 27 day of April 2018, _____.

Joni L. Watkins
Joni L. Watkins

STATE OF TEXAS
COUNTY OF BEXAR

On this the 27th day of April, 2018, before me personally appeared Joni L. Watkins, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2018.

Notary Public Shawn S Marshall

My Commission Expires: 28-July-2021

(SEAL)

SHAWN S.MARSHALL
Notary Public, State of Texas
Comm. Expires 07-28-2021
Notary ID 13122596-7