Bof 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 90468 DEEDWARR
05/09/2018 01:21:43 PM 2 pgs
Fees: $13.00 Taxes: $658.60

20180509-0044511

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,000.00.

Affiant

Subscribed and sworn to me on May 9th, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31591

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mahmoud Fatheddin Khadejeh Fatheddin 220 Eldon Court Nashville, TN 37214	Mahmoud Fatheddin Khadejeh Fatheddin 3029 Jenry Drive Nashville,TN 37214	085-11-0-076.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James C. Atkeison and wife, Barbara J. Atkeison, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mahmoud Fatheddin and wife, Khadejeh Fatheddin, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Stanford Country Club Estates, Section One of record in Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Atkeison and wife, Barbara J. Atkeison by Warranty Deed from Katherine Holmes of record in Instrument No. 20060130-0011469, Register's Office for Davidson County, Tennessee, dated January 24, 2006 and recorded on January 30, 2006.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2993, Page 109, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5250, Page 693, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 220 Eldon Court, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 May 9th day of May, 2018.

James C. Atkeison

Barbara J. Atkeison

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 9th, 2018, before me personally appeared James C. Atkeison and wife, Barbara J. Atkeison to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 9th, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021