Bill Garrett Davidson County
Batch# 95547 DEEDWARR
05/22/2018 01:22:32 PM 2 pgs
Fees: $13.00 Taxes: $303.40
20180522-0049075

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leisa J. Ogle now known as Leisa J. Ogle Moghaddam, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael P. Duguay, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. M81 as shown on the Plan of Quail Creek Condominiums, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leisa J. Ogle by deed from Bette M. Parris, unmarried, dated April 6, 2007, of record in Instrument No. 20070410-0042423, Register's Office for Davidson County, Tennessee. Leisa J. Ogle now known as Leisa J. Ogle Moghaddam is now married to Mahmood Moghaddam. Mahmood Moghaddam joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 420 Walton Lane #M81, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of May, 2018.

Leisa J. Ogle Moghaddam

Mahmood Moghaddam

State of Tennessee)
County of Davidson)

On this 21st day of May, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leisa J. Ogle Moghaddam and Mahmood Moghaddam, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 82,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of May, 2018.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael P. Duguay 1514 Saunders Avenue Madison, TN 37115	Michael P. Duguay 1514 Saunders Avenue Madison, TN 37115	051-15-0A-081.00