WARRANTY DEED

Bill Garrett Davidson County
Batch# 97583 DEEDWARR
05/29/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20180529-0050839

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$470,000.00~~ $465,000

Affiant

Subscribed and sworn to me on 05/25/18.

NOTARY PUBLIC
My Commission Expires: 5/13/2020

MARSHALL COUNTY TENNESSEE NOTARY PUBLIC DEANNA L COOPER STATE OF

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daryoosh Hajizadeh ~~387 Haywood Lane~~ ~~Nashville, TN 37211~~ 952 Edmondson Pike Brentwood, TN 37027	952 Edmondson Pike Brentwood, TN 37027	147-12-069.00

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, Dr. Joel Buckner, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daryoosh Hajizadeh and Maria Toghraei Hajizadeh, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 1 on the Plan of Tom C. Lamb Subdivision, of record in Book 4060, Page 130, Register's Office for said County.
>
> Said Lot No. 1 fronts 134.13 feet on the Southerly side of Haywood Lane and extends back 152 feet on the Easterly line and 160 feet on the Westerly line to a dead line in the rear on which it measures 104.59 feet.
>
> Together with an easement for sewer line described as follows:
>
> Beginning at the Southwest corner of Lot No. 1 of Tom G. Lamb Subdivision of record in Book 4060, Page 130, said Register's Office; thence North 73 deg. 25' East, along the Southerly line of said Lot No. 2, a distance of 20 feet to a point; thence South 20 deg. 28' East a distance of 85.27 feet to a point; thence South 63 deg. 38' West a distance of 20.06 feet to the point of beginning and containing 1,667 square feet and being part of Lot No. 2 of Tom C. Lamb Subdivision, recorded in Book 4060, Page 130, said Register's Office.
>
> Being the same property conveyed to Dr. Joel Buckner by Special Warranty Deed from Southco Associates, a New York limited partnership, recorded on the 7th day of July, 1997 in Deed Book 10520, Page 606, in the Register's Office of Davidson County, Tennessee. Spouse of Grantor, Angela S. Buckner, joins in the conveyance to transfer any and all marital interest in the property.
>
> This is Improved property, known as 387 Haywood Lane Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/25/18.

Dr. Joel Buckner

Dr. Joel Buckner

Angela S. Buckner

Angela S. Buckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/25/18, before me personally appeared Dr. Joel Buckner and Angela S. Bucker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/25/18.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

