THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24711 Bill Garrett Davidson County Batch# 98130 **DEEDWARR** 05/30/2018 10:31:23 AM 2 pgs Fees: $13.00 Taxes: $1,794.50 20180530-0051348	STATE OF TENNESSEE, COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018. Notary Public MY COMMISSION EXPIRES: 10-6-19 (AFFIX SEAL) DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alireza Heidari and Azar Heidari	New owner	
5409 Incline Drive		172060A08300CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Jaime Alison Conry, unmarried, formerly known as Jaime Alison Waldschmidt,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alireza Heidari and Azar Heidari, husband and wife,**

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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Final Plat Mountain View, Section 2 of record in Plat Book 9700, Page 656, 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 Robert B. Waldschmidt and wife, Jaime A. Waldschmidt by Warranty deed from Daniel P. Ford and wife, Katherine R. Ford of record in Instrument No. 20130301-0020442 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on March 01, 2013.

Being the same property conveyed to Jaime Alison Waldschmidt by Quitclaim deed from Robert Bradford Waldschmidt of record in Instrument No. 20150930-0099488 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 30, 2015. Jamie Alison Waldschmidt is now known as Jaime Alison Conry.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5409 Incline Drive, Nashville, TN 37211.**

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.

Witness my hand this the 25th day of May, 2018.

Jaime Alison Conry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jaime Alison Conry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2018.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY