STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $312,000.00 (Three Hundred Twelve Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day June, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/13/2020

STATE OF TENNESSEE NOTARY PUBLIC DEANNA L COOPER MARSHALL COUNTY

Bill Garrett Davidson County
Batch# 104031 DEEDWARR
06/13/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20180613-0056648

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Arash Shoushtari and Cara Anne Greene 1104 Sunnymeade Drive Nashville, TN 37216	US Community Credit Union 2622 Old Lebanon Rd. Nashville, TN 37214	06115016500

WARRANTY DEED

FOR AND IN 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/WE, **LISA M. MARCHITTO, UNMARRIED AND DINA M. ACABBO, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ARASH SHOUSHTARI AND CARA ANNE GREENE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), 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. 4 of Block "A" on the Plan of Re-subdivision of Sunnymeade Unit No. 1-Subdivision of Sunnymeade Unit No. 2 of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the southerly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Lisa M. Marchitto, unmarried and Dina M. Acabbo, unmarried, by deed from Todd Christian and wife, Connie Christian of record in Instrument No. 20020529-0065309, dated May 24, 2002 and recorded May 29, 2002, Register's Office for Davidson County, Tennessee.

Being also known as 1104 Sunnymeade Drive, Nashville, Tennessee 37216

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 1104 SUNNYMEADE DRIVE NASHVILLE, TN 37216

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2018054937

WITNESS, this 12th day of June, 2018

Lisa M. Marchitto

Dina M. Acabbo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of June, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa M. Marchitto and Dina M. Acabbo** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of June, 2018.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2018054937

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, William S. Corley, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY