

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

KGN
Affiant

Subscribed and sworn to before me, this the 13th day of July, 2018.

Janderson
Notary Public

My commission expires: ___

Bill Garrett Davidson County
Batch# 117690 DEEDWARR
07/18/2018 09:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75



20180718-0069781

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Dee Griffith and Michael Stephan	NEW OWNER	**171-03-0B-262.00-CO**
601 Old Hickory Boulevard, 66		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MCA Consultants, LLC, a Kentucky Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dee Griffith, and Michael Stephan , as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 24 on the Plan Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, Page 957, 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 MCA Consultants, LLC, an Arkansas limited liability company by QuitClaim Deed from Pooneh Ghiassi and Mahan Ghiassi, husband and wife, of record in Instrument No. 20150930-0099553, Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on August 30, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 601 Old Hickory Boulevard, 66, Brentwood, TN 37027.

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. 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 HANDS EFFECTIVE AS OF 13th day of July, 2018:

MCA Consultants, LLC, a Kentucky Limited Liability Company

By: MAHAN GHIASSI
Mahan Ghiassi, Manager

KENTUCKY
STATE OF ~~TENNESSEE~~)
JEFFERSON
COUNTY OF ~~WILLIAMSON~~)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, MAHAN GHIASSI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of MCA Consultants, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 13th day of July, 2018.

My Commission Expires: July 28, 2018

Notary Public

RAY HOWARD NOTARY PUBLIC STATE AT LARGE

20181376R

Embossed Hereon Is My
State At Large, Kentucky Notary Public Seal
My Commission Expires July 28, 2018
RAY HOWARD