Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0442-18

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 120584 DEEDWARR
07/25/2018 11:40:45 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180725-0072535

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
Mission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2018

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Araz O. Penjweeni 5032 Chadfield Way Antioch, TN 37013	**InterLinc Mortgage** **10613 West Sam Houston Pkwy N. Ste. 200** **Houston, TX 77064**	Map/parcel: 149-13-0-082.00

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

Trudy O. Young, Unmarried Woman

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

Araz O. Penjweeni, Unmarried Man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 9 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Garland V. Young and wife, Trudy O. Young, by Warranty Deed from Radnor Homes, Inc., dated 6/20/1996 and recorded 6/21/1996 in Book 10094, Page 686, in the Register's Office of Davidson County, Tennessee. The said Garland V. Young having since died on November 24th, 2017 leaving Trudy O. Young the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5032 Chadfield Way Antioch, TN, 37013

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of July, 2018

Trudy O. Young

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Trudy O. Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2018

Notary Public

My Commission Expires:

LEON A ROBINETTE
Notary Public - State of Kansas
My Appointment Expires 10/11/2021