Bill Garrett Davidson County
Batch# 121324 DEEDWARR
07/27/2018 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20180727-0073230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/21

(AFFIX SEAL)

J-P-18-709

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Azadeh Raissi and Kaveh Zolfaghari	New Owner	
(NAME)	(NAME)	**104-10-0R-031.00-CO**
709 Chesterfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN WELCH AND SANDRA TILLINGHAST, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AZADEH RAISSI AND KAVEH ZOLFAGHARI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 31, The Chesterfield, A Planned Unit Development, as shown of record in Declaration of Covenants, Conditions and Restrictions filed for record Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John Welch, unmarried by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20130424-0040694 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 24, 2013.

Being the same property conveyed to John Welch, unmarried and Sandra Tiltinghast, unmarried as tenants in common with the right of survivorship by Quitclaim deed from John Welch, unmarried of record in Instrument No. 20171207-0124804 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on December 07, 2017.

**Sandra Tillinghast is one in the same as Sandra Tiltinghast.

This conveyance is subject to:
• Taxes for the year 2018, a lien not yet due and payable.
• Restrictions of record in Deed Book 675, page 668, Book 731, page 425 and Book 741, page 516, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120627-0056191, Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-008275, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616, in the Register's Office for Davidson County, Tennessee.
• Easement for Storm Drainage of record in Instrument Number 20070409-0041475, in the Register's Office for Davidson County, Tennessee.
• Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955, in the Register's Office

for Davidson County, Tennessee.
• Easement for Water Line of record in Instrument Number 20120827-0077080, in the Register's Office for Davidson County, Tennessee.
• HOA Charter of record in Instrument Number 20120731-0067300, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Chesterfield Way, Nashville, Tennessee 37212**.

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 hand(s) this the 26th DAY OF JULY, 2018.

John Welch by John Gleaves, Attorney-In-Fact

Sandra Tillinghast by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN WELCH AND SANDRA TILLINGHAST, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN WELCH AND SANDRA TILLINGHAST.

Witness my hand and official seal, this the 26th of July, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

