Bill Garrett Davidson County
Batch# 122555 DEEDWARR
07/31/2018 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180731-0074464

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on 07/30/18.

NOTARY PUBLIC
My Commission Expires: MAR. 3, 2020

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amrollah Sharifi Naim Sharifi 4605 Toddington Nashville, TN 37215	SAME AS NEW OWNER	160-02-008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sally Fox and Patricia Wade, Co-Trustees of the Wilma Carney Revocable Trust, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amrollah Sharifi and Naim Sharifi, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

894 Forest Acres Drive, Nashville, Tennessee, a/d/a Lot No. 36, Forest Acres Subdivision, Section 3, as of record in Book 1424, Page 56, Register's Officer for Davidson County, Tennessee

Said Lot No. 36 fronts 199.1 feet on the Westerly side of Forest Acres Drive running back 316.5 feet on the Northerly line and 323.8 feet on the Southerly line, to a deed line on the rear measuring 100 feet thereon.

Being the same property conveyed by Warranty Deed to Trustee from Wilma S. Carney to The Wilma Carney Revocable Trust as recorded on the 29th day of August, 2011 in Instrument No. 20110829-0066618 and Warranty Deed from Gary Cooper and wife, Bessie S. Cooper to John A. Carney and wife, Wilma S. Carney as recorded on the 15th day of September, 1960 in Deed Book 3131, Page 55, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 894 Forest Acres Drive, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/30/18.

Sally Fox Co-Trustee
Sally Fox, Co-Trustee of the Wilma Carney Revocable Trust

Patricia Wade
Patricia Wade, Co-Trustee of the Wilma Carney Revocable Trust

STATE OF Florida
COUNTY OF Escumbia
7/27/18
On ~~07/30/18~~, before me personally appeared, Sally Fox, Co-Trustee of the Wilma Carney Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on ~~07/30/18~~ 7/27/18

Tracy Hedaria
NOTARY PUBLIC
My Commission Expires: 11/13/21

TRACY HEDARIA
Notary Public, State of Florida
My Comm. Expires Nov. 13, 2021
Commission No. GG 159473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/30/18, before me personally appeared, Patricia Wade, Co-Trustee of the Wilma Carney Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/30/18

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 herewith 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY