THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

Bill Garrett Davidson County
Batch# 124057 DEEDWARR
08/02/2018 11:47:03 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180802-0075795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2018.

Notary Public
MY COMMISSION EXPIRES: 8-5-21
(AFFIX SEAL)

BRANDY GOMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
Jim Savelyev Jenn Ahline Savelyev 501 Glengarry Drive Nashville, TN 37217	Legacy Home Loans LLC 8119 Isabella Lane, Ste 105 Brentwood, TN 37027	120 05 0 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI, a married person, and NAIM SHARIFI, a single person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES K. SAVELYEV, AN UNMARRIED MAN and JENNESSA A. AHLINE, AN UNMARRIED WOMAN**, hereinafter called the Grantees, 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, TN, being Lot No. 118 on the Map of Glengarry Park, Section I, of record in Book 2663, page 72, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Greymont Drive at the corner of Lots 118 and 119; thence with the line between said lots; southwesterly 131.4 feet to a corner of Lot No. 117; thence with the line between Lots 117 and 118, southeasterly 116 feet to the westerly margin of Glengarry Drive; thence with the margin of the same, northeasterly 118 feet to the beginning of a curve; thence around said curve, northerly 39.2 feet to the southerly margin of Greymont Drive; thence with the margin of the same northwesterly 124 feet to the point of beginning.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed of record at Instrument No. 20180216-0015101, Register's Office for Davidson County, Tennessee.

This is improved property known as 501 Glengarry Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of records; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record; and 6) All applicable government and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantees, 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.

The Grantors have not used the subject property as a private place of residence.

WITNESS our hands this 31 day of JULY, 2018.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AMROLLAH SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NAIM SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020