WARRANTY DEED

Bill Garrett Davidson County
Batch# 127987 **DEEDWARR**
08/13/2018 10:38:14 AM 2 pgs
Fees: $13.00 Taxes: $355.20

20180813-0079552

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad Falahi	Mohammad Falahi	060-15-0-056.00
(NAME)	(NAME)	
811 Edmondson Circle	811 Edmondson Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, I, **Michael H. Terry**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mohammad Falahi, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 59, as shown on the map of Capital View Subdivision as of record in Plat Book 974, page 52 and 53, Register's Office for said County.

Said part of said lot begins on the easterly side of Dickerson Road, thence in an easterly direction along a line called North 87° 54' west 212.2 feet to a point; thence in a northerly direction 162.8 feet to a point; thence in a westerly direction 180.9 feet to a point; thence along Dickerson Road in a southerly direction 200 feet to the point of beginning.

Being the same property conveyed to Mack Richmond and wife, Katherine Richmond by Warranty Deed dated 05/19/1954 from Lonnie Ray Atkison of record in Book 2280, Page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Terry by Quitclaim Deed dated from Katherine Richmond of record in Instrument 20030108-0003127, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2705-B Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-44859
SMG TN Warranty Deed

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), 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), 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 this 7th day of August, 2018.

Michael H. Terry

State of Tennessee
County of Wilson

Personally appeared before me Michael H. Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122