WARRANTY DEED

Bill Garrett Davidson County
Batch# 130186 DEEDWARR
08/16/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20180816-0081489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kobra Golzarfar and Hooman Khastar	SWBC Mortgage	162 01 0 118.00
(NAME)	(NAME)	
243 Tusculum Road	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Luis Tapia and Rosa Robles, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kobra Golzarfar and Hooman Khastar, wife and husband** 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, Tennessee, being Lot No. 26 on the plan of Tusculum Gardens, Section Two, of record in Book 4885, Page 144, Register's Office for said County.

Said Lot No. 26 fronts 83 feet on the southerly margin of Tusculum Road and extends back 130.05 feet on the easterly line and 141.17 feet on the westerly line, to a dead line in the rear, measuring 83.74 feet thereon.

Being the same lands conveyed to Luis Tapia, an unmarried man and Rosa Robles, an unmarried woman from Mi Casa of America LLC, a Tennessee limited liability company by Warranty Deed dated May 26, 2010 and recorded June 7, 2010 as Instrument No. 20100607-0043815, in said Register's Office for Davidson County, Tennessee.

Further known as: 243 Tusculum Road, Antioch, TN 37013

Parcel Id(s): 162 01 0 118.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 243 Tusculum Road, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 15th day of August, 2018

Luis Tapia

Rosa Robles

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Luis Tapia and Rosa Roble, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public

My Commission Expires: 1/30/21

(SEAL)

TYLER MCKAY CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

File Number: 1806-0492

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

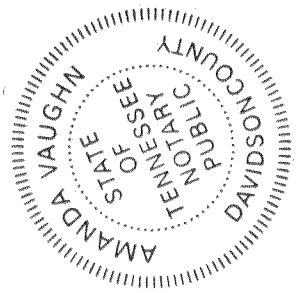
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)