Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2546

Bill Garrett Davidson County
Batch# 130625 DEEDWARR
08/17/2018 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,964.70
20180817-0081886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $531,000.00

Howard W. Wedekind
Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 16th day of August, 2018

Notary Public
My Commission Expires: 9-20-21

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Howard W. Wedekind and<br>Catherine Wedekind<br>1008 Tabitha Lane<br>Nashville, TN 37138 | SWBC Mortgage Corporation<br>5055 Maryland Way<br>Suite 200<br>Brentwood, TN 37027 | 063-04-0-A-072.00CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mohammad T. Oftadeah, by and through his attorney-in-fact, Ali Shahosseini**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howard W. Wedekind and Catherine Wedekind, husband and wife**, hereinafter called the Grantee(s), his/her/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. 130, CLEVELAND HALL SUBDIVISION, PHASE FOUR, as shown on plat of record in Instrument No. 20080201-0010505, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company to Mohammad T. Oftadeah as recorded on the 17th day of September, 2015 in Instrument No. 20150917-0094236, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Mohammed T. Oftadeah ("Principal") by Ali Shahosseini pursuant to the Power of Attorney of record in Instrument Number 20160825-0088839, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1008 Tabitha Lane, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, 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 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 16th day of August, 2018.

GRANTOR:

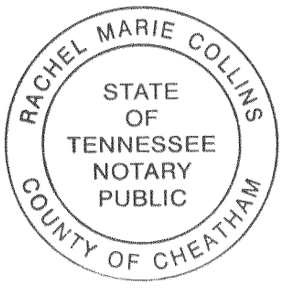
Mohamed T. Oftadeh by Ali Shaw, his attorney in fact

Mohammad T. Oftadeah by Ali Shahosseini, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mohammad T. Oftadeah ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of August, 2018.




Rachel Marie Collins
Notary Public
My Commission expires: 3/21/20

EXHIBIT "A"
TO Warranty Deed
From: Mohammad T. Oftadeah
To: Howard W. Wedekind and Catherine Wedekind

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

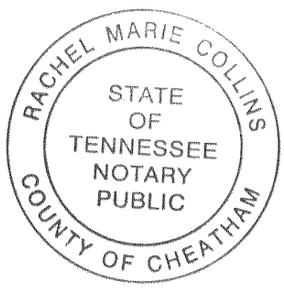
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 16th day of August, 2018.

Rachel Marie Collins
Notary Public
My Commission Expires: 3/21/20






201808170081886

# 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.

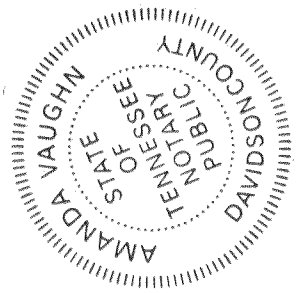
Signature

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)