Karen Y Johnson Davidson County
Batch# 137599 DEEDWARR
09/06/2018 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20180906-0088379

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00**

Lynn Vaughn
Affiant

Subscribed and sworn to before me, this **31st** day of **August, 2018.**

Jessica L Tolley
Notary Public
My commission expires: 12-16-18

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kabir Afzali **Mirwais Afzali**	new owner	**11804008100**
2204 Nolensville Pike		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Shirzad Etemadi,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Kabir Afzali and Mirwais Afzali** Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Sixth District of Davidson County, Tennessee, being Lot No. 3, on the Plan of Subdivision of the G.P. Rose property, dated Mar. 1925, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee,

Said Lot No. 3 fronts 63 feet 6 inches on the easterly side of Nolensville Pike, measuring 58 feet across the rear, extending back 228 ½ feet on the northerly line and 202 feet on the southerly line.

Included in the above description but EXCLUDED therefrom is that part of said property conveyed to the State of Tennessee for the highway purposes, of record in Book 2021, page 456, for said County.

SUBJECT TO: Creation of Easement and/or Right-of-Way for Ingress-Egress of a permanent, perpetual, and non-exclusive 24 foot wide Easement and/or Right-of-Way for Ingress-Egress, same extending from Nolensville Pike, across Tract 3 as depicted on Exhibit A, to Tract 10 as depicted on Exhibit A, said Easement and/or Right-of-Way being located immediately adjacent to and paralleling the south boundary line of Tract 3, of record in Instrument No. 20180305-0020453, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Shirzad Etemadi by Warranty Deed from Inez P. Silverfield, dated January 27, 2004, of record in Instrument No. 20040324-0033344, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Rights or claims of parties in possession not shown in the public records.
2. Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and shown by the public records.
3. Taxes or special assessments which are shown as existing liens by the public records.

HE2018-0169

4. Easement, liens or encumberances or claims thereof, which are shown by the public records.

5. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

6. Any and all existing restrictions and easements of record.

7. Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernible.

8. All taxes and assessments due in 2018, and thereafter.

9. All matters as shown on the plat of record in Plat Book 547, Page 74, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

10. Creation of Easement and/or Right-Of-Way for Ingress-Egress of record in Instrument No. 20180305-0020453, Register's Office for Davidson County, TN.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as **2204 Nolensville Pike, Nashville, TN 37204.**

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 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. 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/our hand(s) this **31st** day of **August, 2018**.

Shirzad Etemadi

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Shirzad Etemadi,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **August, 2018**.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

Notary Public
My Commission Expires:_____

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY