Karen Y Johnson Davidson County
Batch# 145132 DEEDWARR
09/25/2018 03:15:37 PM 2 pgs
Fees: $13.00 Taxes: $355.20
20180925-0095088

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elaine Kimball, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Aryan Dawoodi, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Unit B, located on Lot No. 22, Phase III, as shown on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elaine Kimball, married, by deed from Teddy Joe Craddock and wife, Shawn L. Craddock, dated March 31, 2003, of record in Instrument No. 20030410-0048102, Register's Office for Davidson County, Tennessee. Elaine Kimball is now unmarried. The subject property was never the residence of the grantors previous spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 705 Apple Court, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHHS-18-185

WITNESS THE EXECUTION HEREOF this 20th day of September, 2018.

Elaine Kimball

State of Tennessee)
County of Davidson)

On this 20th day of September, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elaine Kimball, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of September, 2018.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Aryan Dawoodi 705 Apple Court Nashville, TN 37211	Aryan Dawoodi 817 3rd. Ave N. Apt. 404	162-09-0C-707.00