WARRANTY DEED

File #2018091985

Karen Y Johnson Davidson County
Batch# 146474 DEEDWARR
09/28/2018 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180928-0096451

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Shahla Azadi Nejad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

PAMELA WILLIAMSON SMITH NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle, Suite 100
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahla Azadi Nejad	F & M Bank	148.13-0.094.00
(NAME)	(NAME)	
300 Fairlane Drive	10 Cadillac Drive, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Rebecca E. Seul, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shahla Azadi Nejad, Unmarried Woman** 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:

Being Lot No. 265, on the plan of FAIRLANE PARK Section III, as the same appears of record in Plat Book 2331, Page 145-146, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Rebecca E Seul and husband, Joseph M. Seul by warranty deed from Maurice Vinson Miller and wife, Rita M. Miller, dated 9/27/2013, of record in Instrument No. 20131002-0103621, said Register's Office. The said Joseph M. Seul having since died on 05/20/2014 leaving Rebecca E. Suel as surviving tenant by the entirety.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 2331, Page 145, said Register's Office.; Restrictive Covenants of record in Record Book 2598, Page 491, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **300 Fairlane Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 27th day of September, 2018.

Rebecca E. Seul

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Rebecca E. Seul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of September, 2018.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

