Karen Y Johnson Davidson County
Batch# 149529 DEEDWARR
10/05/2018 01:06:59 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20181005-0099191

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of September, 2018.

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Property Owner 7, LLC	Property Owner 7, LLC	182-06-0A-331.00CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261 480-588-6121	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **KARIM BARKHAN AND ZARA GHADERI, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 7, LLC, a Delaware Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING LOT NO. 268, ON THE PLAN OF FINAL PLAT FOR CLUSTER-LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, AS THE SAME APPEARS OF RECORD IN INSTRUMENT NUMBER 20070516-0058484, 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 Karim Barkhan and Zahra Mamghaderi, husband and wife from Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed on April 23, 2008, of record in Instrument Number 20080502-0044987, Register's Office for Davidson County, Tennessee. Further conveyed to KARIM BARKHAN AND ZARA GHADERI f/k/a ZHARA MAMGHADERI, husband and wife from KARIM BARKHAN and ZARA GHADERI, husband and wife by Quitclaim Deed on March 19, 2015, of record in Instrument Number 20150416-0033461, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, and Instrument No. 20151029-0130686, Register's Office for Davidson County, Tennessee.
- Charter of Old Hickory Hills Homeowner's Association, Inc. of record in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Register's Office for said County; Easement to United Telephone Company of record in Instrument No. 200201230009339, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **8905 Ristau Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2018.

Karim Barkhan
Karim Barkhan

Zara Ghaderi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KARIM BARKHAN AND ZARA GHADERI, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2018

Notary Public

My commission expires 10/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 18110602
TG: 7155583
Tribeca No.: 301475