WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152140 **DEEDWARR**
10/17/2018 02:35:35 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20181017-0103049

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

W-FH-18-804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Paul Hubbard Owens	**Geneva Financial, LLC**	
(NAME)	(NAME)	
804 Huntwood Place	**1600 Westgate Circle Suite 150**	**128-03-0B-040.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAHIM ASHARI AND WIFE, LATIFA ASHARI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PAUL HUBBARD OWENS AND VICTORIA OWENS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 40 on the Plan of Final Plat, Section Two, Williamsport Subdivision, a Residential Planned Unit Development, of record in Plat Book 9700, Page 705, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rahim Ashari and wife, Latifa Ashari by Warranty Deed from Zabiollah Shahosseini, a married person, of record in Instrument No. 20060111-0004258, Register's Office for Davidson County, Tennessee, dated January 04, 2006 and recorded on January 11, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 705, Register's Office for Davidson County, Tennessee.
- Matters shown on the Boundary Plat of record in Plat Book 7900, Page 607, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee.
- By-Law of record in Book 9144, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner Association of Williamsport Subdivision of record in Book 9144, Page 697 and Book 9144, Page 397, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance of record in Book 9363, Page 560, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 5258, Page(s) 267, 268 & 269, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 8626, Page(s) 836 & 837, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040511-0053728 and Instrument No. 20040511-0053729, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Huntwood Place, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF OCTOBER, 2018.

Rahim Ashari

Latifa Ashari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212