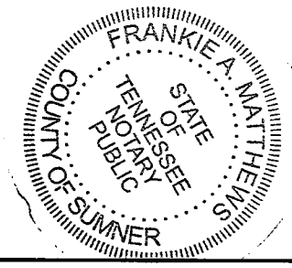
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Tommy Ray Latham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amir Shahsavan	New Owner	108 030 167.00
(NAME)	(NAME)	
1019 Patio Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tommy Ray Latham, Trustee, Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as amended, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amir Shahsavan, 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:

Land in Davidson County, Tennessee Being Lot No. 149B on the Zone Lot Division of Patio Villa, Section 6 of record in Book 6250, Page 489, as amended in Book 6250, Page 570 and 571, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Tommy Ray Latham, Trustee, Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996 by deed from Tommy Latham of record in Instrument 201405300046623, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 6250, Page 489 and amended in Plat Book 6250, Page 570 and 571, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1019 Patio Drive, Nashville, TN 37214

(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.

Karen Y Johnson Davidson County
Batch# 156175 DEEDWARR
11/02/2018 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20181102-0108831

Witness my hand this 30th day of October, 2018.

Tommy Ray Latham, Trustee, Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as amended

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tommy Ray Latham as Trustee of Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as amended, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 30TH day of OCTOBER, 2018.

Notary Public

My Commission Expires:

3-24-20

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201811020108831

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON