Karen Y Johnson Davidson County
Batch# 157258 DEEDWARR
11/07/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20181107-0110216

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0794

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jafar Farhoudi, a married man	NEW OWNER	#18200012800
(NAME) 125 Nale Dr.	(NAME)	
(ADDRESS) Madison, AL 35758-8220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREG A. HEARD, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAFAR FARHOUDI, A MARRIED MAN,

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 the Fifth Civil District of Davidson County, Tennessee, being a part of Tract 15 on the survey of a portion of the Burkitt Estate Farm, more fully described in a survey made by Donald R. Carver, July 12, 1976, as follows:

Beginning at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with Huffman's north fence line North 89 deg. 15' West 410.47 feet to an iron pin and a fence post; thence with Huffman's west fence line South 6 deg. 45' West 680 feet to an iron pin; thence with a new staked line North 6 deg. 00' 25" East 856.52 feet to an iron pin; thence South 83 deg. 10' East 1462.6 feet to an iron pin in the west margin of Battle Road South 34 deg. 35' East 196.25 feet to the point of beginning.

Being the same property conveyed to Greg A. Heard by Quitclaim Deed from O'Neil Heard of record in Instrument 20111208-0095897, dated December 7, 2011, Register's Office for said County. See also Installment Deed to Greg Heard and O'Neil Heard from Arnold I. Smith and wife, Brenda Lois Smith of record in Book 6224, Page 759, dated January 31, 1984, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) Water Main Easement to Metropolitan Government of record in Book 6137, Page 877, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 0 Battle Road, Antioch, TN 37013
(House No.) (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 6th day of November, 2018.

Greg A. Heard

Greg A. Heard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 6th day of November, 2018.

Notary Public

My Commission Expires:

3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.