THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2018.

Notary Public
MY COMMISSION EXPIRES: 11/17/19
(AFFIX SEAL)

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

Karen Y Johnson Davidson County
Batch# 168832 DEEDWARR
11/30/2018 10:42:45 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20181130-0116850

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Thomas Sanders, Jr. Misty Sanders 200 Manatee Court Antioch, TN 37013	Thomas Sanders, Jr. Misty Sanders 200 Manatee Court Antioch, TN 37013	149 09 0 108.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI, a married person, and NAIM SHARIFI, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS SANDERS, JR, and MISTY SANDERS, husband and wife,** 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, TN, being Lot No. 41, on the Plan of Barclay Square, Section One, of record in Plat Book 4460, page 141, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed from Padgett Law Group, Substitute Trustee, of record as Instrument No. 20180501-0040844, dated 4/17/2018, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) All matters as shown on the plat of record in Book 4460, page 141, Register's office for said County; 2) Restrictive covenants of record in Book 4665, page 648, Register's office for said County; 3) Taxes for the year 2017 which are prorated.

This is improved property known as 200 Manatee Court, Antioch, Tennessee 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as their place of residence.

WITNESS my hand this 28th day of November, 2018.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AMROLLAH SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NAIM SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020