Karen Y Johnson Davidson County
Batch# 169239 DEEDWARR
11/30/2018 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,011.95
20181130-0117247

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $273,500.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm Exp November 30 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sepideh C. Khansari	New Owner	**114080C14000CO**
7277 Charlotte Pike Unit 325		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kyra M. Hood and Chandler W. Hood, married

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

Sepideh C. Khansari

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 Unit 136, West Park, Phase 3, as shown on plat of record in Instrument No. 20060202-0012968, and as shown on Second Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kyra M. Storm and Chandler W. Hood, by Warranty Deed from Nestor S. Ilagan and wife, Olivia D. Ilagan, dated August 14, 2015, of record in Instrument No. 20150821-0084718, Register's Office for Davidson County, Tennessee. Kyra M Storm has since married and is now known as Kyra M Hood.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Deed Book 6301, page 684, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Instrument No. 20051123-0141922, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7277 Charlotte Pike Unit 325, Nashville, TN 37209.

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 in 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.

Kyra M. Hood Date: 11/29/18

Kyra M. Hood

Chandler W. Hood Date: 11/29/18

Chandler W. Hood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kyra M. Hood and Chandler W. Hood, the within named Grantor(s), 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, at office, this 29th day of November 2018.

NOTARY PUBLIC

My Commission Expires: 9/2/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

