Karen Y Johnson Davidson County
Batch# 171624 DEEDWARR
12/07/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20181207-0119654

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Debbie A. Medway
Affiant

Subscribed and sworn to before me, this 26th day of November, 2018

Jill Simmons
Notary Public
My commission expires: 9-4-19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven E. Cook 1301 Neelys Bend Rd, #F-55 Madison, TN 37115	New Owner	052-16-0A-055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mojtaba Rabiei,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steven E. Cook, unmarried** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Landin Davidson County, Tennessee, being Unit No. F-55 on the Plan of Neely's Bend Condominium, Book 5200, page 200 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more Complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property reggime established by Master Deed of record in Book 5483, page 86 amended in Instrument No. 20020705-0080848 and instrument No. 20040527-0062519 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mojtaba Rabiei by Warranty from Jack L. Barron and wife Lou P Barron dated June 29th, 2009 and filed for record in Instrument No. 20090617-0056224 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1301 Neelys Bend Rd, #F-55,Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of November, 2018.

Mojtaba Rabiei

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of November, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018106033



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

