NEW OWNER:

Mahparvar Ravangard &
Heybatollah Azhiden
5515 Country Drive #38
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel: 162-05-0C-038.00-C

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-695

Karen Y Johnson Davidson County
Batch# 175189 DEEDWARR
12/18/2018 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $477.30
20181218-0122828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Nine Thousand and 00/100 Dollars ($129,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Eva French Brown** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Mahparvar Ravangard and Heybatollah Azhiden, wife and husband,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 38, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Donna Ann Sweeney, unmarried by Warranty deed from Jeffrey R. Wyatt and wife, Annette Wyatt of record in Instrument No. 20120613-0051861 Register's Office for Davidson County, Tennessee, dated June 07, 2012 and recorded on June 13, 2012. (Value of consideration shown in aforementioned deed $69,000.00.)

Being the same property conveyed to Eva French Brown by Warranty deed from Donna Ann Sweeney, n/k/a Donna Ann Young of record in Instrument No. 20171227-0131252 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017. (Value of consideration shown in aforementioned deed $101,500.00.)

Being also known as 5515 Country Drive #38 Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of December, 2018.

Eva French Brown

Eva French Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eva French Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 14th day of December, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$129,000.00**.

Howard A. Smith

AFFIANT

Sworn to and subscribed to before me this 14th day of December, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires