WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181304 DEEDWARR
01/07/2019 03:40:21 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190107-0001758

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF December, 20___.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armin Motadel	New Owner	
(NAME)	(NAME)	13308017400
3023 Wellington Place		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Samad Zanjanipour and Manigeh M Mohammadkhah, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Talat Momtaz Zadeh and Bahram Erfani Motadel, husband and wife and Armin Motadel, an unmarried person,** as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTEE, 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 Lot 88 on the Plan of Valley View Terrace, Phase 1, of record in Plat Book 5200,Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 216 Norway Terrace, Nashville, TN 37211

Being the same property conveyed to Samad Zanjanipour and Manigeh M. Mohammadkha by virtue of that certain Warranty Deed dated August 14, 2017, and being of record at Instrument No. 20170817-0084808 in the Register's Office of Davidson County, Tennessee.

Manigeh M Mohammadkha is one and the same and also known as Manigeh M Mohammadkhah.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 216 Norway Ter Nashville, TN 37211
(House Number) (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 my hand this 31 day of December, 2018.

Samad Zanjanipour

Manigeh M Mohammadkhah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Samad Zanjanipour and Manigeh M Mohammadkhah,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of December, 2018.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY