Karen Johnson Davidson County
Batch# 185392 DEEDWARR
01/18/2019 09:02:27 AM 2 pgs
Fees: $13.00 Taxes: $5,587.00
20190118-0005255

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BOOS-H18394

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,510,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF January, 2019.

Notary Public

(Affix Seal)

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julie M. Boos, unmarried, as to a 75% interest as a Tenant in Common, and Michael Downey and Jennifer Boos Downey husband and wife, as to a 25% interest	FBMM Attn: Julie Boos	117.04-0-156.00
2704 Brightwood Ave.	P.O. Box 340020	
Nashville, TN 37212	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ARASH YEKRANGI-TAJVIDI, UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JULIE M. BOOS, UNMARRIED AS TO A 75% INTEREST AS A TENANT IN COMMON, AND MICHAEL DOWNEY AND JENNIFER BOOS DOWNEY, HUSBAND AND WIFE, AS TO A 25% INTEREST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot N. 129 on the map of Belmont Terrace, as of record in Book 421, Page 101, Register's office for said County, and a part of Brightwood Avenue, as changed by an agreement of record in Book 716, Page 2, said Register's Office for Davidson County, Tennessee

Said Lot No. 129 and part of Brightwood Avenue front together 50 feet on the easterly side of said Avenue, as changed by said agreement, and runs back between parallel line 176.5 feet to an alley.

Being the same property conveyed to Arash Yekrangi-Tajvidi, unmarried man by deed from Vintage South, LLC of record in Book 201607260076712, recorded on 07/26/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2704 Brightwood Ave., Nashville, Tennessee 37212 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of January, 2019 :

Arash Yekrangi-Tajvidi

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Harman, a Notary Public in and for said County and State, the within named ARASH YEKRANGI-TAJVIDI, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15th day of January, 2019.

Notary Public

My Commission Expires: _____

