(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 201642 DEEDWARR
03/04/2019 12:15:52 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20190304-0019538

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Stacy D. Alessi
Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Shannon R. Richardson
Notary Public

My commission expires: 3-9-2020

SHANNON R. RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kambiz Heidari	**New Owner**	**Map/Parcel: 148-00-0-208.00**
1706 Antioch Pike		
Antioch, TN 37013		

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 ACKNOWLEDGED, WE,

Robert G. Swindell, Jr. and wife, Nancy L. Swindell

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

Kambiz Heidari

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 Lot No. 1 on the Plan of Antioch Commercial P.U.D. Section One, of record in Plat Book 5190, Page 734, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to AHOS 8, LLC, a Tennessee limited liability company, by Warranty Deed, from Underwood Repair Service, Inc., a Tennessee corporation, dated September 11, 2015 of record in Instrument No. 20150917-0094320, Register's Office for Davidson County, Tennessee. Said property being conveyed further by Quitclaim Deed from AHOS 8, LLC, a Tennessee limited liability company to Robert G. Swindell, Jr. and wife, Nancy L. Swindell, dated January 15, 2016 of record in Instrument No. 20160119-0004939, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 5190, Page 734, Register's Office for DAVIDSON County, Tennessee.
Sewer Tap Agreement of record in Book 6087, Page 464, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1706 Antioch Pike, Antioch, TN 37013.

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 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/our hand(s) this 28th day of February, 2019.

Robert G. Swindell, Jr.

Nancy L. Swindell
By: Robert G. Swindell, Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert G. Swindell, Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert G. Swindell, Jr.**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Nancy L. Swindell, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Nancy L. Swindell, and is authorized by Nancy L. Swindell, to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **190040SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027