#34712

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2018. Notary Public MY COMMISSION EXPIRES: October 7, 2019 (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Karen Johnson Davidson County
Batch# 219272 DEEDWARR
04/17/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190417-0035504

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Michael H. Carlson, et ux Cindi C. Carlson 905 Oneida Avenue Nashville, TN 37207	The Federal Savings Bank 300 North Elizabeth St, Ste 3E Chicago, IL 60607	071-12-0-197.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI** a married person, and **NAIM SHARIFI**, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cindi Cervone Carlson and Michael Harry Carlson**, wife and husband, 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, TN, being Lot No. 97 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, page 97, in the Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by Administrator's Deed dated August 24, 2018 from Peggy D. Mathes, Administrator of the Estate of Roosevelt Hinsley of record in Instrument No. 20180828-0085234, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s) herein; 2) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in Book 1130, page 97; and Book 1357, page 677, said Register's Office; 3)All easements of record, all visible easements and all applicable government and zoning regulations.;

This is improved property known as 905 Oneida Avenue, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as their place of residence.

WITNESS my hand this 16 day of April, 2019.

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AMROLLAH SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2019.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NAIM SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2019.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

True Copy Certification

I, GEORGE E. MUDTER JR., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

