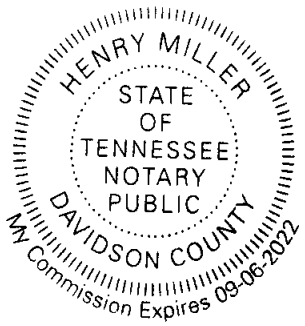


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Michelle Vazquez
Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 226479 **DEEDWARR**
05/06/2019 02:38:51 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20190506-0042274

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michelle M. Vazquez	New Owner	173-04-0A-043.00-CO
814 Ventura Drive	814 Ventura Drive	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum 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, I,

Sassan Moradian and wife, Bianca F. Moradian

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michelle M. Vazquez, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Sassan Moradian and wife, Blanca F. Moradian by Warranty Deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7688, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Ben Alex Ct, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BA-19209

SP 11/2015

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2019.

Sassan Moradian

Blanca F. Moradian

STATE OF TENNESSEE.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sassan Moradian and Blanca F. Moradian, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of April, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
September 30, 2019

SolomonParks File No. 19-000077-524