THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25794

Karen Johnson Davidson County
Batch# 226992 **DEEDWARR**
05/08/2019 09:29:26 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190508-0043025

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Shahosseini	NEW OWNER	
1707 Stillwater Circle		09106007100
Brentwood, TN 37027		
(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, **David Fox Properties, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ali Shahosseini,**

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 part of Lot No. 42 on the Plan of Cherokee Park, not of record and being shown as an unnumbered lot Markes Prince Loving on the Plan of West Park as of record in Book 2331, Page 17, Registers office for Davidson County, Tennessee.

Beginning at a point in the Southwesterly margin of Morrow Road at a concrete monument, the most Easterly corner of Lot No. 27 shown on the plan of West Park, said concrete monument being 29.93 feet Southeast from another concrete monument set at the entrance into Marilyn Road, thence along the Southeasterly line of Lot No. 27 South 31 degrees 24 minutes West 200 feet to a concrete monument in the Easterly line of Lot No. 26 on said plan; thence with the line of the same, South 58 degrees 24 minutes East 50 feet to a corner of Lot Markes "Prince Loving", thence along Prince Loving's line North 31 degrees 24 minutes East 200 feet to the margin of Morrow Road, thence with the margin of the same, North 58 degrees 4 minutes West 50 feet to the point of beginning.

Being the same property conveyed to David Fox Properties LLC by Quitclaim deed from David P. Fox of record in Instrument No. 20170425-0040600 Register's Office for Davidson County, Tennessee, dated April 25, 2017 and recorded on April 25, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5905 Morrow Road, Nashville, TN 37209.**

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 Grantor's hand this the 7th day of May, 2019.

David Fox Properties, LLC

BY: David Patrick Fox

David Patrick Fox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **David Patrick Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **David Fox Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this the 7th day of May, 2019.

My Commission expires: March 3, 2022

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON