Karen Johnson Davidson County
Batch# 252328 DEEDWARR
07/03/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20190703-0065213

Return to: Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

#1722

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mahyar Varasteh Ardakan		Map 172-05-0B-
5944 Westheimer Drive	New Owner	Parcel 152.00CO
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Prince J. Kannankeril and wife, Ann E. Vessey-Kannankeril,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mahyar Varasteh Ardakan, a married man,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the FINAL PLAT for STERLING OAKS, PHASE III, of record in Plat Instrument No. 20001122-0115320, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Prince J. Kannankeril and Ann E. Vessey Kannankeril by warranty deed dated April 29th, 2014 from William A. Houston and Connie K. Houston, husband and wife of record in Instrument No. 20140501-0036843, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2019 Taxes, a lien now yet due and payable and assumed by Grantee.
2. Restrictions, By-Laws, and Charter to HOA of record in Book 10951, page 547, as amended in Book 11514, page 959, Instrument No. 20001214-0123042, Book 10951, page 587, Instrument No. 20001214-0123043, Book 10951, page 540, and in Instrument No. 20001214-0123041, said Register's Office.
3. Rules regarding enforcement of governing documents in Instrument No. 20130419-003923, said Register's Office.
4. Easement to BellSouth Telecommunications and dedication for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010824-0091876, Book 7121, page 177, Book 7121, pages 181 and 185, Book 7250, page 761 and in Book 7573, page 231, said Register's Office.
5. Quitclaim Deed to common areas of record in Instrument Nos. 20050510-0052774 and 20110421-0030897, said Register's Office.
6. Any and all matters appearing on the Plan of record in Plat Instrument No. 20001122-0115320, said Register's Office.

This is IMPROVED property commonly known as **5944 Westheimer Drive, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $394.000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2019.

Notary public:
My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of June , 2019.

Prince J. Kannankeril

Ann E. Vessey-Kannankeril
Ann E. Vessey-Kannankeril

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Prince J. Kannankeril and Ann E. Vessey-Kannankeril** whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 2nd day of **July, 2019.** 2019.

Notary Public
My Commission Expires: 10/30/2022

JUDY [illegible] WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY