WARRANTY DEED

Karen Johnson Davidson County
Batch# 253186 DEEDWARR
07/05/2019 02:37:47 PM 2 pgs
Fees: $13.00 Taxes: $940.17

20190705-0065903

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-CM-19-199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samad Zanjanipour	**New Owner**	
(NAME) **628 Hill Road**	(NAME)	**133-07-0-262.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IMODEAN RYAN MCBROOM, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMAD ZANJANIPOUR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County, and described as follows:

Beginning at a point on the South margin of Woodson Lane, the common corner Lots 57 and 58; thence with the line between said lots, Southerly 117.6 feet to a corner of Lot 83; thence with the line between Lots 57 and 83, Westerly 100 feet to the East margin of Hewlett Drive; thence with the margin of said Drive Northerly 92.6 feet to the beginning of a curve ; thence with said curve, Northeasterly 39.3 feet to a point on the South margin of Woodson Lane; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Ralph W. Hamby and wife, Imodean Ryan Hamby by Warranty deed from E. S. Evans, Inc., a Tennessee Corporation of record in Book 2153, page 137, Register's Office for Davidson County, Tennessee, dated July 15, 1953 and recorded on July 16, 1953.

Said Ralph W. Hamby having since died on July 10th, 1987 leaving Imodean Ryan Hamby as sole surviving tenant by the entirety.

Imodean Ryan Hamby and Imodean R. Hamby are one in the same.

Durable Power of Attorney of record in Instrument Number 20190628006325 2 Register's Office for Davidson County, TN.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book DB2104, Page 614, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- ROW's of Woodson Lane and Hewlett Drive.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **199 Woodson Ln., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JUNE, 2019.

Imodean Ryan McBroom by Ronald Neal Hamby as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH WOOD HAMBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IMODEAN RYAN MCBROOM, and who acknowledged he/she/they executed the same as the free act and deed of the said IMODEAN RYAN MCBROOM.

Witness my hand and official seal, this the 28th of JUNE, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212