Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215
Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #19-1256

Karen Johnson Davidson County
Batch# 255849 DEEDWARR
07/11/2019 02:24:59 PM 2 pgs
Fees: $13.00 Taxes: $1,224.70
20190711-0067814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret A. Morrison, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace Davis Akbari and Austin Ali Akbari, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33B, on the Plan of Zone Lot Division of Lots 32 and 33, West Grove Subdivision, of record in Book 421, page 109, as amended in Book 6900, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret A. Morrison by deed from Anita S. Kinzer, unmarried, dated December 1, 2008, of record in Inst. No. 20081205-0118100, Register's Office for Davidson County, Tennessee. Margaret A. Morrison is now married; however, the subject property has not been the residence of Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 126 A 40th Avenue North, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of July, 2019.

Margaret A. Morrison

Margaret A. Morrison

State of Tennessee)
County of Davidson)

On this 9th day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret A. Morrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 331,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of July, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

NEW OWNER:
Austin Ali Akbari
126 A 40th Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:

NEW OWNER

TAX MAP-PARCEL #:
104-01-0-443.00