RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912129

Karen Johnson Davidson County
Batch# 255903 DEEDWARR
07/11/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20190711-0067895

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Debra Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2019.

Carol M Holmes
NOTARY PUBLIC

My commission expires: 3/31/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nemat Ghanbari and Zahra Rasti 5604 Seesaw Road Nashville, TN 37211	Same address as new owner	172-12-0-B-272.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Seven Thousand and 00/100 Dollars ($327,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL LEE, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NEMAT GHANBARI AND ZAHRA RASTI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Section Twelve, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, page 6, amended in Plat Book 7900, Page 581, 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 Michael Lee, an unmarried person, by Warranty Deed from David W. Lenahan, unmarried, dated 12/5/2016, recorded 12/12/2016, of record in Instrument No. 20161212-0130174, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5604 Seesaw Road, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of July, 2019.

MICHAEL LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of July, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Means
Notary Public
State of Tennessee
Davidson County
My Commission Expires September 7, 2021

True Copy Certification

I, Carol M. Holmes, 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.

Carol M. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, Debra Loe, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: _____

