Karen Johnson Davidson County
Batch# 263514 DEEDWARR
07/29/2019 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20190729-0074394

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721492**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2019. LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021 COUNTY OF WILSON Notary Public My Commission Expires: 3/10/21

WARRANTY DEED

Address New Owner: Farahnaz Nategi and Ramin Qanaat 732 Gloucester Lane Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Petra Mortgage 4425 W. ~~Airport Freeway #236~~ Irving, TX 75062	Tax Information: Tax Parcel ID No. 141-05-0A-265.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Littlejohn and Jack Littlejohn, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramin Qanaat and Farahnaz Nateqi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3A of record in Plat at Instrument No. 20101005-0079393, 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 Lisa Littlejohn and Jack Littlejohn, a married couple by Cash Deed for Tennessee deed from Julian Castro, The Secretary of Housing and Urban Development of record in Instrument No. 20160328-0029011 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on March 28, 2016.

The execution of this instrument is effected by the signature of Lisa Littlejohn as Attorney-in-fact for Jack Littlejohn, which Power of Attorney is recorded in Instrument Number 201907290074393, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20101005-0079393, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 and amended in Instrument No. 2009033-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Storm Water Detention Agreement of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.

Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.

Charter for Avondale Park Owners' Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.

Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.

Deed to USA of record in Book 4118, Page 694 and Book 4228, page 635, in the Register's Office for Davidson County, Tennessee.

Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.

Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.

Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.

Landscape easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.

Easement for water main across the Dower Tract, part of the property of record in Book 1237, Page 674 (See deed of record in Book 840, Page 540), in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 7601, Page 400, Book 5738, page 832 and Book 4193, page 903, in the Register's Office for Davidson County, Tennessee.

Abstract of Suit of record in Instrument Number 20021017-0127902, in the Register's Office for Davidson County, Tennessee.

Easement for Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.

Easement for Water Line of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
Advertising Space Lease of record in Book 4494, Page 882, in the Register's Office for Davidson County, Tennessee.

Right of Way of record in Book 4300, Page 49, in the Register's Office for Davidson County, Tennessee.

Advertising Space Lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 732 Gloucester Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2019.

Lisa Littlejohn

Jack Littlejohn By: Lisa Littlejohn attorney-in-fact
Jack Littlejohn by Lisa Littlejohn, 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, aforesaid, Lisa Littlejohn with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2019.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Littlejohn, 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, and who further acknowledged that she is the Attorney-in-Fact for Jack Littlejohn and that she is authorized by Jack Littlejohn to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of July, 2019.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

