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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 263727 DEEDWARR
07/30/2019 08:33:40 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20190730-0074685

WARRANTY DEED

Address New Owner(s):
Shawyon Nazemi
5019 Mt. View Place
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map/Parcel: 164080A09500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael H. Posey, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Shawyon Nazemi**, unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 62 of the Final Plat of Section Two, Hallmark, a cluster lot subdivision of record in Instrument No. 20070308-0028982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael H. Posey, an unmarried person, by Warranty Deed from Jerry Butler Builders, LLC, dated July 23, 2008, and filed at Instrument No. 20080801-0078775, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all matters as shown on the recorded plat; Covenants, Conditions and Restrictions at Instrument No. 20051116-0138367; Charter for Hallmark Homeowners Association at Instrument No. 20060224-0021895; Ingress and Egress Easement at Book 4706, page 227; Storm Water Detention Agreement at Instrument N o. 20051116-0138367; and all zoning regulations which may be applicable.

This is improved property known as: 1129 Lakewalk Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES 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 GRANTEES, 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) as on the date shown on the Notary forms.

Michael H. Posey

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael H. Posey,** the within named bargainor, 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 official seal at office, this 29th day of July, 2019.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this 29th day of July, 2019.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022