Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 284370 **DEEDWARR**
09/11/2019 01:57:39 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20190911-0092022

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2019.

Notary Public

My commission expires:_____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeffrey B. Sedghi**<br>**Grace M. Sedghi** | | **Map 147-16-0 Parcel 007.00** |
| **504 Purnell Drive** | NEW OWNER | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Drew W. Muirhead, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffrey B. Sedghi and Grace M. Sedghi, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 23 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Drew W. Muirhead, unmarried, by Deed dated May 31, 2006 from Billy O. Chessor, Individually, and Pamela A. Jones, First Successor Trustee of the Billy O. Chessor Revocable Living Trust, of record in Instrument No. 20060601-0064255, Register's Office for Davidson County, Tennessee.**

**The property conveyed herein is not the place of residence of the Grantor's spouse.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3300, Page 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3255, Page 587, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **504 Purnell Drive, Nashville, TN 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 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 land 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) this **5th** day of **September, 2019.**

**Drew W. Muirhead**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Drew W. Muirhead,** the within named seller, 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 Nashville, Tennessee, this **5th** day of **September, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY