THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 April G. Nichols State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2019. Notary Public MY COMMISSION EXPIRES: 6-24-2023 (AFFIX SEAL)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Dustin Walker 1211 Stainback Avenue Nashville, TN 37207	NEW OWNER	071-15-0-452.00

Karen Johnson Davidson County
Batch# 296106 DEEDWARR
10/04/2019 10:38:16 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20191004-0101749

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI, a married person, and NAIM SHARIFI, a single person,** hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **DUSTIN LEE WALKER, single man,** hereinafter called the Grantee, his 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 the northerly 37-1/2 feet of Lot No. 45 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said part of lot number 45 fronts 37-1/2 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed from Negar Daniels, dated June 13, 2019, of record in Instrument No. 20190614-0057150, said Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Stainback Avenue, Nashville, TN 37207

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO:

1) All matters shown on Plat of record at Book 57, page 152, Register's Office of Davidson County, Tennessee.
2) Any and all other easements, restrictions and conditions of record which may effect the property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and we do covenant with 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 in 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. Whenever 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 our hands this 24 day of SEP., 2019

AMROLLAH SHARIFI

NAIM SHARIFI

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AMROLLAH SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2019.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NAIM SHARIFI**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2019.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020