#14208

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zahra Zare Setareh Zare	SWBC Mortgage	12906001300
(NAME)	(NAME)	
6600 Harcourt Circle	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 296158 **DEEDWARR**
10/04/2019 11:25:40 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20191004-0101841

For and in consideration of the sum 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, I, **Jason Bockman,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zahra Zare, a married woman and Setareh Zare, an unmarried woman,** 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:

Being Lot No. 164 on the Plan of West Meade Park, Section -4, as of record in Book 3300. pages 68 and 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Harcourt Circle at the common corner of Lot Nos. 164 and 165; thence with the line between said two lots westerly 193.5 feet to the eastern boundary line of Lot No. 166; thence with the line between Lot Nos. 164 and 166, northerly 618.3 feet to the western boundary line of Lot No. 159; thence with the line between Lot Nos. 159 and 164 southeasterly 102 feet to the corner of Lot Nos. 163 and 164; thence with the line between said two lots southerly 558.2 feet to the northern margin of Harcourt Circle; thence with the same around a curve having a 50 foot radius, southwesterly 55.0 feet to the beginning.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20190829-0087173, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6600 Harcourt Circle, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 3rd day of October, 2019.

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2019.

Notary Public
My Commission Expires: _____

File No.: 14208

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022