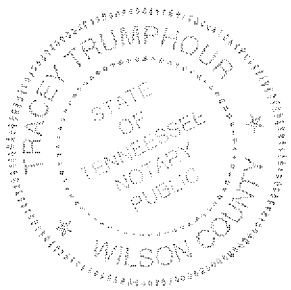
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sobhan Akbari	US Bank, NA	
(NAME)	(NAME)	
5743 S New Hope Road	4801 Frederica St	098-00-0-134
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 299462 DEEDWARR
10/10/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20191010-0104185

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Melvin A. Hagar, Michael A. Hagar and Patricia L. Hajek**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sobhan Akbari and Christina Akbari, Husband and Wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee and being Tract No. 4 on a survey made by John D. McCormick Engineer September 1975 described as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, said point being the Southwest corner of Tract No. 3 on said survey; thence South 81°28' East 355 feet to an iron pin in the Southerly margin of said Tract No 3; thence South 8°43' West 361.84 feet to an iron pin, thence North 82°03'West 355 feet to an iron pin in the Easterly margin of New Hope Road; thence North 8°46' East 365 feet with said Road to the point of beginning containing 3.00 acres more or less.

Being the same property conveyed to John R. Hagar and wife Mary R. Hagar by Warranty Deed from Frances Hagar Bruce and husband William Robert Bruce, dated 01/06/1982 and recorded on 01/07/1982, of record in Book 5838, Page 611, Register's Office for Davidson County, Tennessee. The said Mary R. Hagar died on 12/05/2016 leaving the said John R. Hagar as the sole surviving tenant by the entirety The said John R. Hagar died testate on 01/14/2019, devising subject property to Melvin A. Hagar , Michael A. Hagar and Patricia L. Hajek , as evidenced in File No. 19P377, Probate Court Clerk's Office for Davidson County, Tennessee .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5743 S New Hope Road, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of October, 2019.

Melvin A. Hagar

Michael A. Hagar

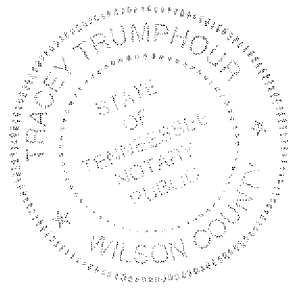
Patricia L. Hajek

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin A. Hagar, Michael A. Hagar, and Patricia L. Hajek, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2019.

Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY