Karen Johnson Davidson County
Batch# 326577 DEEDWARR
12/09/2019 08:55:29 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20191209-0126513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November 2019.

NOTARY PUBLIC: My Commission Expires
MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Samad Zanjanipour 628 Hill Road Brentwood, Tennessee 37027	SAME	Tax MAP 160 11 0 A 063.00

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, we,

June F. Andree, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Samad Zanjanipour and Manigeh Mahammad Khah, 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 all of Lot No. 63, on the plan of Phase II, Phase III and Phase IV, Hemmingwood, as shown by plat appearing of record in Plat Book 6900, page 6, 7, and 8 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to June F. Andree, an unmarried woman, by Warranty Deed from Barbara Jean Bowman, a widow, unmarried, dated November 18, 2016 and filed of record in Instrument No. 20161129-0124992, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $350,000.00)

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **100 Bridlington Lane, Brentwood, Tennessee 37027**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 27th day of November, 2019.

June F. Andree

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, June F. Andree, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2019.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027