Karen Johnson Davidson County
Batch# 328653 DEEDWARR
12/12/2019 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $199.80
20191212-0128162

WARRANTY DEED

LISA SHEPPARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-22-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Spencer P. Graham and Ehrica Julia Graham	Same as Owner	021-00-0-199.00
(NAME) 3780 Bear Hollow Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven L. Piper**, a married man**, and Mahan Janbakhsh,** a married man (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Spencer P. Graham and Ehrica Julia Graham, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bob Bass Property, as recorded in Plat at Instrument No. 20110818-0063899, Register's Office, Davidson County, Tennessee.
2. Access and Utility Easement Agreement establishing fifty foot wide easement, recorded in Instrument No. 20110707-0052071, Register's Office, Davidson County, Tennessee.
3. Easement recorded in Instrument No. 20110921-0073289, Register's Office, Davidson County, Tennessee.

This is unimproved property located at 0 Eatons Creek Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed as of the 12th day of December, 2019.

GRANTORS:

Steven L. Piper

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Steven L. Piper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of December, 2019.

Notary Public

My Commission Expires: 3/8/2022



GRANTORS:

Mahan Janbakhsh

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mahan Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11 day of December, 2019.

Lisa Sheppard
Notary Public

My Commission Expires: 8.22.21

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being described as the following two tracts of land:

Tract 1:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass as Instrument No 20060616-0072053, Register's Office, Davidson County, Tennessee, also being described as Lot 13 according to a survey by Tommy E. Walker TN R.L.S. NO. 1465 dated 01/15/95 and revised 06/15/06, of record as Instrument No. 20110818-0063899, Register's Office, Davidson County, Tennessee, described as the follows:

Beginning at a set iron pin, said pin being located S 88°00'00"E, 136.61' from a 36" black oak tree marking the most Northeast corner of tract 12 on the same survey, said pin being the most Southwest corner of tract 13 and the most southwest corner of herein described tract; Thence N 02°00'00"E, 594.00' to a set iron pin; Thence S 88°00'00"E, 445.00 to a set iron pin at the most northeast corner of Tract 13; Thence S 02°00'00"W, 594.00' to a set iron pin; Thence N 88°00'00"W, 445.00' to the point of beginning, containing 6.068 acres.

Tract 2:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass as Instrument No 20060616-0072053, Register's Office, Davidson County, Tennessee, also being described as Lot 14 according to a survey by Tommy E. Walker TN R.L.S. NO. 1465 dated 01/15/95 and revised 06/15/06, of record as Instrument No. 20110818-0063899, Register's Office, Davidson County, Tennessee, described as the follows:

Beginning at a set iron pin, said pin being located S 88°00'00", 581.61' from a 36" black oak tree marking the most Northeast corner of tract 12 on the same survey, said pin being the most Southeast corner of tract 13 and the most Southwest corner of herein described tract; Thence N 02°00'00"E, 594.00' to a set iron pin; Thence S 88°00'00"E, 447.65 to a set iron pin; Thence S 02°00'00"W, 594.00' to a set iron pin; Thence N 88°00'00"W, 447.65 to the point of beginning, containing 6.104 acres.

The above Tract 1 and 2 are served by the following easements:

Being a 25 foot ingress, egress & private utility easement lying 25' and parallel to the most northerly line of tract 12 as shown on survey of record as Instrument No. 20110818-0063899.

Being a 50 foot ingress, egress and private utility easement described as follows: Beginning at a 30" black oak at the most Northeast corner of tract 12; thence South 88 degrees 00 minutes 00 seconds East, 186.51' passing the Southwest corner of tract 13 at 136.61'; thence South 02 degrees 00 minutes 00 seconds West, 50.00'; thence North 88 degrees 00 minutes, 00 seconds West, 187.53' to a point in the Easterly line of tract 12; thence with the said tract 12 North 02 degrees 03 minutes 43 seconds East, 50.01' to the point of beginning.

And a 25 foot easement running to Bear Hollow Road. both easements of record as Instrument No 20110707-0052071, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Steven L. Piper, a married man, and Mahan M. Janbakhsh, a married man, from Bob Bass and wife, Adele Bass, by Warranty Deed dated September 19, 2011, of record in Instrument No. 20110921-0073289, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

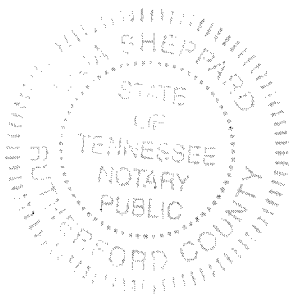
I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26 day of November, 2019, personally appeared before me, 2019, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: 8.22.21