WARRANTY DEED

Karen Johnson Davidson County
Batch# 339064 DEEDWARR
01/06/2020 03:31:30 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20200106-0001731

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00.

Affiant

Subscribed and sworn to me on January 6, 2020.

NOTARY PUBLIC
My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

R & R to:

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (Todd A. Bricker)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33090

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seth and Tal Yazdian 3624 Brighton Road Nashville, TN 37205	New Owner	116-11-0-008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathan Hysmith and Laura Hysmith, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Seth Yazdian and wife, Tal Yazdian, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being the southeasterly 15 feet of Lot No. 8-A and all of Lot No. 8-B of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by S. M. McMurray Company, Engineers, January 30, 1947, as follows:

Beginning on the northeasterly margin of Honeywood Avenue at a point 10 feet south of the southeast corner of the property conveyed to Thomas A. Pirtle, Jr., by deed from Mary Cornelia Malone, et al, of record in Book 1358, page 264, Register's Office for said County; thence northwardly 200 feet to the southwesterly line of Lot No. 9; thence with said lot, southeastwardly 120 feet to the northwesterly margin of Ellendale Avenue; thence with said Avenue southwestwardly 224.67 feet to the northeasterly margin of Honeywood Avenue; thence with said Avenue, northwestwardly 188 feet to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate in July, 1931, as follows:

Beginning on the northerly margin of Honeywood Avenue at the southwest corner of the property conveyed to Marie Taylor Barton by deed from Mary Cornelia Malone, et al., of record in Book 1466, page 109, Register's Office for said County; thence with Barton's west line northwardly 200 feet to the south line of Lot No. 9 in said Subdivision; thence with the south line of said lot, westwardly 70 feet; thence

southwardly 200 feet to the northerly margin of Honeywood Avenue; thence with the northerly margin of said Avenue, eastwardly 70 feet to the point of beginning.

Being the same property conveyed to NATHAN HYSMITH AND LAURA HYSMITH, HUSBAND AND WIFE, by deed from SEAN FISHER AND GALEN FISHER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF METTIE B. FISHER, of record in Instrument No. 20181120-0114252, dated November 16, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4406 Honeywood Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 2nd day of January, 2020.

Nathan Hysmith

Laura Hysmith

Laura Hysmith

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 2, 2020, before me personally appeared Nathan Hysmith and Laura Hysmith to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 2, 2020.

Todd A. B

NOTARY PUBLIC

My Commission Expires: 9/1/24

TODD A. BRUCKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2024