Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $503,500.00

Affiant

Subscribed and sworn to before me, this 11 day of Feb 2020.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 359463 DEEDWARR
02/18/2020 10:26:25 AM 2 pgs
Fees: $13.00 Taxes: $1,862.95

20200218-0017747

Address of New Owner:	Send Tax Bills to:	Tax Information
Moosa Gharacholou 4537 Winfield Dr Nashville, TN 37211	New Owner	172-14-0B-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Lukens and Melanie D. Mathis, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Moosa Gharacholou and Maliheh M Gharachoolou, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16, Cluster Lot Development, Winfield Park, Phase One, Section One, Revision One, as shown by plat of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to James M. Lukens, an unmarried man, and Melanie D. Mathis, an unmarried woman, by Warranty Deed form Cheryl G. Barth and husband, Joseph P. Barth, dated August 29, 2005 of record as Instrument No. 20080831-0104229, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to James M. Lukens and Melanie D. Mathis, husband and wife, by Quitclaim Deed from James M. Lukens, an unmarried man, and Melanie D. Mathis, an unmarried woman, dated December 22, 2011 of record as Instrument No. 20120104-0000844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4537 Winfield Dr, Nashville, TN 37211.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 14th day of February, 2020.

James M. Lukens

Melanie D. Mathis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Lukens and Melanie D. Mathis,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of February, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020026530

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020