This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 366473 DEEDWARR
03/04/2020 10:12:18 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200304-0023753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $470,000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2020.

Notary Public
My commission expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Farahnaz Amirsoleymani 814 Powers Avenue Nashville, TN 37206	First Community Mortgage 215 Robert Rose Dr. Murfreesboro, TN 37129	083-07-1B 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MCPHERSON AND ASSOCIATES, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FARAHNAZ AMIRSOLEYMANI, a single woman hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 814 Powers Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180604-0053187, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McPherson and Associates, Inc. by deed from Maria Daniella Aguiar, dated 04/30/2018, of record in Instrument No. 20180503-0042065, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 814 Powers Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 28th day of February, 2020.

McPherson and Associates, Inc.

BY: /Thomas O. McPherson/ authorized agent
Thomas O. McPherson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas O. McPherson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Agent of McPherson & Associates, Inc., and that he, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas O. McPherson as such Authorized Agent.

Witness my hand and official seal this 28th day of February, 2020.

My commission expires:

1/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY