Karen Johnson Davidson County
Batch# 369860 DEEDWARR
03/10/2020 09:24:56 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20200310-0026618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Brandy Gomany
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2020.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rashid Nowroozi 902 2nd Ave S. Nashville, TN 37210	Rashid Nowroozi 902 2nd Ave S. Nashville, TN 37210	093-16-0-206.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DARRELL LYLE AND PANDORA S. WINFREY N/K/A PANDORA S. LYLE, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RASHID NOWROOZI

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Emma G. Watson's Subdivision, of record in Plat Book 4715, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DARREL LYLE AND PANDORA S. WINFREY, AS TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from RENASANT BANK, of record in Instrument No. 20081211-0119443, dated December 9, 2008, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 3910, PAGE 825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This improved property is known as 72 Cannon Street, Nashville, TN 37210.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6 day of March, 2020.

Darrel Lyle

Pandora S. Lyle

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darrel Lyle and Pandora S. Lyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of March, 2020.

Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY