WARRANTY DEED

Karen Johnson Davidson County
Batch# 374440 DEEDWARR
03/18/2020 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20200318-0030122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tamara D. Shaw 7780 Sawyer Brown Road Nashville, TN 37221	Mortgage Investors Group 8320 E Walker Springs Ln Suite 200 Knoxville,TN 37923	128-11-0-047

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Julie D. Carroll, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tamara D. Shaw, an unmarried woman,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Final Plat Zone Lot Division Lots 2-10, Section Two, Clunan Heights of record in Plat Book 6250, Page 362, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie D. Carroll, an unmarried woman by Warranty Deed from Saeed Nowroozi and Mehrangiz Mindashti Rezaei, husband and wife, dated 03/26/2015 and recorded 03/30/2015, of record in Instrument 201503300026989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7780 Sawyer Brown Road, Nashville, TN 37221

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 the 16th day of March, 2020.

Julie D. Carroll

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julie D. Carroll with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 16th of March, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

EXHIBIT "A"
Property Description

Closing Date: **March 16, 2020**

Borrower(s): **Tamara D. Shaw**

Property Address: **7780 Sawyer Brown Road, Nashville, TN 37221**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Zone Division Lots 2-10, Final Plat Section Two, Clunan Heights, of record in Plat Book 6250, Page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie D. Carroll, an unmarried woman, by Warranty deed from Saeed Nowroozi and Mehrangiz Mindashti Rezaei, husband and wife, of record in Instrument No. 20150330-0026989 Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 30, 2015. (Value of consideration shown in aforementioned deed $125,000.00.)

Being improved property also known as 7780 Sawyer Brown Road Nashville, Tennessee 37221. For record title, see deed recorded immediately prior hereto at Instrument No. _____ or Book _____ Page _____, Register's Office for Davidson County, State of Tennessee.

202003180030122

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON