File32842-8

Box 14

Karen Johnson Davidson County
Batch# 405639 DEEDWARR
05/26/2020 11:38:27 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20200526-0053912

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,850,000.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Imaan Ferdowsi **Hilary Ferdowsi**	**OWNERS**	**Map 116-07-0 Parcel 101.00**
104 Westhampton Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Farzin Ferdowsi and Ziba Ferdowsi, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Imaan Ferdowsi and Hilary Ferdowsi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Westhampton Place, of record in Plat Book 3700, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Farzin Ferdowsi and Ziba Ferdowsi, husband and wife, by Deed dated September 14, 2017 from Beverly W. Hanselman and husband, Richard W. Hanselman, of record in Instrument No. 20170915-0094547, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Pages 95 and 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the plan of record in Plat Book 843, Page 20, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **104 Westhampton Place, 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 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 **22nd** day of **May, 2020.**

Farzin Ferdowsi

Ziba Ferdowsi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Farzin Ferdowsi and Ziba Ferdowsi,** the within named sellers, 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 Nashville, Tennessee, this **22nd** day of **May, 2020.**

STATE OF TENNESSEE NOTARY PUBLIC RENEE WELLS COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 2-24-2024