15085

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Peyman Noman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peyman Noman	new owner	13308002500
(NAME)	(NAME)	
4729 Danby Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 475996 **DEEDWARR**
09/15/2020 10:11:40 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200915-0105023

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe David Barrett, III and Linda Sue Barrett,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peyman Noman,** married, 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:

* husband and wife,

Land in Davidson County, Tennessee, being Lot no. 105 on the subdivision of Glencoe Acres, Section 1, a plan of which is of record in Deed Book 1835, Pages 136, 137, and 138, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Lot No. 105 fronts 100 feet in the southerly side of Mimosa Drive and runs back between lines 168.6 feet on the westerly side and 155.5 feet on the easterly side, to a deadline in the rear, and measuring 92.2 feet on the said dead line.

Being the same property conveyed to Joe David Barrett, III and wife, Linda Sue Barrett, by deed of record in Instrument No. 20061108-0139239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3397 Mimosa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 10th day of September, 2020.

Joe David Barrett, III

Linda Sue Barrett

State of Tennessee
County of Davidson

Personally appeared before me Joe David Barrett, III and Linda Sue Barrett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2020.

Notary Public
My Commission Expires: _____

File No.: 15085

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 12-20-2020