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| **20201655R**<br><br>**Return To: Perrone & Young**<br>**109 Westpark Drive**<br>**Suite 330**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $1,215,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 15th day of October, 2020.<br>Notary Public<br>My commission expires: 9-22-2024 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 497783 **DEEDWARR**
10/19/2020 08:46:42 AM 2 pgs
Fees: $13.00 Taxes: $4,495.50

20201019-0121090

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Harry Lee Page, III and Ann McNabb Page** | New Owner | **130-06-0-009** |
| **276 Harding Place** | | |
| **Nashville, TN 37205** | | |

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

**Amir Michael Abtahi and Morgan Elizabeth Abtahi, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Harry Lee Page, III and Ann McNabb Page, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Page(s) 94 and 95, 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 W. Brooks Hubbard and wife, Brigitte B. Hubbard by Warranty Deed from John Thompson Fort, Jr. and wife, Cynthia M. Fort, of record in Book 11416, Page 664, Register's Office for Davidson County, Tennessee, dated March 31, 1999 and recorded on April 06, 1999.

Being the same property conveyed to Meredith M. Griffith, Trustee by Quitclaim Deed from Brooks Hubbard and wife, Brigitte B. Hubbard, as tenants by the entirety, of record in Instrument No. 20060828-0105906, Register's Office for Davidson County, Tennessee, dated August 15, 2006 and recorded on August 28, 2006 and within the same Deed the said Meredith M. Griffith, Trustee conveyed subject property to Brigitte Hubbard.

Being the same property conveyed to Amir Michael Abtahi and Morgan Elizabeth Abtahi, husband and wife by Warranty Deed from Brigitte B. Hubbard and husband, W. Brooks Hubbard, of record in Instrument No. 20181031-0107996, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on October 31, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 276 Harding 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 15th day of October, 2020:

Amir Michael Abtahi by Morgan Elizabeth Abtahi his Attorney-in-fact

Amir Michael Abtahi by Morgan Elizabeth Abtahi, his Attorney-In-Fact

Morgan Elizabeth Abtahi

Morgan Elizabeth Abtahi

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|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Morgan Elizabeth Abtahi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of October, 2020.

My Commission Expires: 5/30/21

Notary Public

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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|---|---|---|
| **STATE OF TENNESSEE** | ) | **ACKNOWLEDGEMENT FOR** |
| | ) | **SIGNATURE MADE BY** |
| **COUNTY OF WILLIAMSON** | ) | **ATTORNEY-IN-FACT** |

Personally appeared before me, a Notary Public of said County and State, Morgan Elizabeth Abtahi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Amir Michael Abtahi ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of October, 2020.

My Commission Expires: 5/30/21

Notary Public

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY