Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 537101 **DEEDWARR**
12/17/2020 12:05:20 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20201217-0149461

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
M. ALEXIS MENDL

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob A. Rash and Emily A. Rash	CMG Mortgage, Inc., d/b/a CMG Financial	Parcel ID: 172-04-0A-019.00
(NAME) 1225 Brentwood Highlands Drive	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Hamid Mehdiyar and Leila Azadnia, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob A. Rash and Emily A. Rash, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 as shown on the Plan of Phase One, Highlands of Brentwood, of record in Plat Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hamid Mehdiyar and Leila Azadnia, husband and wife, By Warranty Deed from Cleve Bryant Murphy, Trustee of the Cleve B. Murphy Revocable Trust U/A Dated September 12, 2012 dated February 13, 2018 recorded February 15, 2018, of record as Instrument No. 20180215-0014911 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1225 Brentwood Highlands Drive, Nashville, TN 37211

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 our hands this 14th day of December, 2020

Hamid Mehdiyar

Leila Azadnia

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hamid Mehdiyar and Leila Azadnia, husband and wife, 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, this the 14th day of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY