This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9908-RR

Karen Johnson Davidson County
Batch# 541889 DEEDWARR
12/23/2020 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20201223-0152907

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Shannon Gilbert
Affiant

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Subscribed and sworn to before me, this the 17th day of December, 2020.

Rachel Brown
Notary Public
My Commission Expires: July 15, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Benjamin Fauver and Natalya V. Caldwell 7921 Kirkfield Drive Nashville, TN 37211	Same	181-01-0B-260.00-CO

WARRANTY DEED

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, **Behzad Barati, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Benjamin Fauver and wife, Natalya V. Caldwell, tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/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. 88 on the Plan of Section One of Phase Three 2nd Addition to Sugar Valley, RS-10 Subdivision -Cluster Lot Option of record in Plat at Instrument No. 20071214-0143931, 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 Behzad Barati and wife, Elham Norouzi by Warranty deed from On Point Construction Company, Inc., a Tennessee corporation of record in Instrument No. 20140626-0056041 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on June 26, 2014.

Being the same property conveyed to Behzad Barati, unmarried by Quitclaim deed from Ellie Norouzi, f.k.a. Elham Norouzi of record in Instrument No. 20170616-0060767 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 16, 2017

This is improved property located at: **7921 Kirkfield Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2020.

GRANTOR:

Behzad Barati

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Behzad Barati, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023

202012230152907

True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Melanie Harper, a notary public for this county and state, Rachel Brown 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: 9/9/22

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford