WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Bahram Heidari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/21/01 12:08 2pgs
Fees:11.00 Taxes:506.90

20010221-0016168

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Baram Heidari	CTX Mortgage Company	Map 172-12-A Parcel 20
(NAME)	(NAME)	
800 Cold Creek Trail	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Judith L Phillips an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Baram Heidari, unmarried 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. 31 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and amended in Plat Book 7900, page 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Judith L. Phllips, unmarried, by Warranty Deed appearing of record in Book 10944, page 565, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2001Metropolitan Davidson County Taxes which have been prorated and assumed by Grantee; (2) restrictions in Book 8069, page 170 and Book 9384, page 290; (3) By-Laws in Book 8071, page 531; (4) easement in Book 2021, page 374; (5) charter in Book 8071, page 520; (6) open space conveyance in Book 8154, page 304 and Book 9779, page 672; (7) storm water detention in Book 7690, page 260 and Book 8292, page 753; (8) deed of conveyance for sewers in Book 8377, page 769 and 808; (9) easement to Southern Bell Telephone & Telegraph Co. in Book 1113, page 606 and Book 1318, page 441; (10) any and all matters on boundary plat of Bradford Hills in Plat Book 7900, page 6, amended in Book 7900, pages 110-112, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 800 Cold Creek Trail, 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 hand this 16th day of February, 2001.

Judith L Phillips

BY: Matt Warren Atty. in fact
Matt Warren Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Matt Warren, Attorney in Fact for Judith L. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney in Fact for the said Judith L. Phillips, as the free act and deed of the said Judith L. Phillips and for the purposes therein contained; said Power of Attorney ~~of record in Book _____, page _____~~ being recorded simultaneously herewith Register's Office of ~~Williamson~~ Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 16th day of February, 2001.

Commission expires: 2.28.2001

Notary Public

