WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,230.00

Carolyn Lawless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: July 20, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc., 1187 Vultee Blvd., Nashville, TN 37127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neda Ferdowsi	CTX Mortgage Company	160-11-0-65
(NAME) 1008 Thyme Court	(NAME) PO BOX 199114	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Dallas, TX 75219-9114	
(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, Gary N. Hunt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neda Ferdowsi, an unmarried person, 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:

Being Lot No. 30 on the Plan of Hearthstone, Phase 9, as of record in Plat Book 6900, page 374, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary N. Hunt by deed from Radnor Homes, Inc., of record in Deed Book 7668, page 298, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1008 Thyme Court, Brentwood, TN 37027
(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 hand(s) this 6th day of April, 2001.

Gary N. Hunt
Gary N Hunt

Davidson County DEEDWARR
Recvd: 10/09/01 07:55 2pgs
Fees:13.00 Taxes:811.15

20011009-0109533

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared Gary N. Hunt, with whom I am personally acquainted or whose identity was proven to me on the basis of satisfactory evidence, and who under oath, acknowledges that he executed the foregoing instrument for the purposes therein contained and did so as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2001.

Commission expires: July 20, 2003

Lorie Ann Barton Notary Public

NOTARY PUBLIC AT LARGE