Box 1(

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/03 13:31 2pgs
Fees:13.00 Taxes:247.90

20031013-0151443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: MAY 28, 2006
(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 28, 2005

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Baker	HomeComings Financial Network,Inc	108-12A-35
(NAME)	(NAME)	
3304 Quail Valley Drive	One Meridian Crossing, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Minneapolis, MN 55423	
(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, Mohsen Ghiassi and wife, Aghdas Aghahossin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie Baker,* 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:

*unmarried

Land in Davidson County, Tennessee, being a Unit No. 35, Lot No. 36 on the Plan of Quail Valley Section 4, Phase VII, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohsen Ghiassi and wife, Aghdas Aghahossin, by deed of record in Book 10287, Page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
M. Ghiassi and Mohsen Ghiassi are one and the same person.
A. Aghahossin and Aghdas Aghahossin are one and the same person.

unimproved ☐
This is improved ☒ property, known as 3304 Quail Valley Drive, Nashville, TN 37214
(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 9th day of October, 2003.

Mohsen Ghiassi

Aghdas Aghahossin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mohsen Ghiassi and wife, Aghdas Aghahossin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2003.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006