WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/03 14:51 2pgs
Fees:13.00 Taxes:249.75

20031013-0151539

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsen Sarfehjoo	Cavalry Banking	Map 64, Group 4, Parcel 42
(NAME)	(NAME)	
1431 Plymouth Drive	114 West College Street	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELANIE KAY HUDGINS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHSEN SARFEHJOO, MARRIED**, 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. 10-A, on the Zone Lot of Division Lot No. 10, Lake Country, Section One of record in Plat Book 5200, Page 493, as amended in Plat Book 5800, Page 337, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to M. Kay Hudgins and Kim Brewer by Deed from Shyam K. Malhotra and wife, Veena Malhotra filed for record 09/13/94 in Book 9463, Page 482, and futher conveyed to Melanie Kay Hudgins by Quitclaim Deed from Kim Hudgins Brewer filed for record 10/08/97, in Book 10640, Page 241, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 5200 Page 493, amended in Book 5800, Page 337, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowner Association as shown of record in Book 7289, Page 990, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6095, Page 656, and Book 6203, Page 9, Register's Office of Davidson County, Tennessee.

Subject to any homeowner/condominium association dues that may be assessed.

unimproved ☒
This is improved ☐ property, known as 4615 A Woodview Circle, Old Hickory, TN 37138
(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 30th day of September, 2003.

Melanie Kay Hudgins by Kim Hudgins Brewer her attorney in fact a Hosp. in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, **MELANIE KAY HUDGINS** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

On this 30th day of September, 2003, before me personally appeared **MELANIE KAY HUDGINS** by **KIM HUDGINS BREWER** as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MELANIE KAY HUDGINS** , and acknowledged that such person executed the same as the free act and deed of **MELANIE KAY HUDGINS** .

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of September, 2003.

Commission expires: April 18, 2006

Delaina D. DAvis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN