WARRANTY DEED

FILE BOX 19B
04-10-022-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of October, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/04 09:46 2pgs
Fees:13.00 Taxes:510.60
20041104-0132966

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
James Edward Winston (NAME)	DECISON ONE MORTGAGE CO.,LLC (NAME)	148-10
3916 East Ridge Drive (ADDRESS)	6060 J. A. JONES DRIVE, SUITE 1000 (ADDRESS)	84.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	CHARLOTTE, NC 28287 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **Frank Lohrasbi, A MARRIED MAN, and Fruzandeh Roshanfar, A MARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Edward Winston, A SINGLE MAN**, hereinafter called the Grantee(s), 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. 125, on the Plan of LOCUSTWOOD Subdivision, Section 2, of record in Book 2331, Page 147, 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 all the same property conveyed to FRANK LOHRASBI AND FRUZANDEH ROSHANFAR, by CORRECTION SPECIAL WARRANTY DEED from FEDERAL HOME LOAN MORTGAGE CORPORATION by its duly authorized attorney-in-fact, BURROW CLOSING MANAGEMENT CORPORATION, Recorded March 24, 2004, of record in Instrument No. 20040324-0033167 and Re-Recorded in Instrument No. 20040414-0041806, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Taraneh Lohrasbi, Wife, of the above named Frank Lohrasbi, and Amir Roshanfar, Husband, of the above named Fruzandeh Roshanfar, joins in this conveyance for the purpose of releasing any and all rights THEY may have in and to the above described property, especially THEIR marital rights.

Property is not now, nor has it ever been the principal place of residence for the sellers.

BEING unimproved ☐
Improved ☒ property known as: 3916 East Ridge Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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.

Taraneh Lohrasbi, Wife, of the above named Frank Lohrasbi, and Amir Roshanfar, Husband, of the above named Fruzandeh Roshanfar, joins in this conveyance for the purpose of releasing any and all rights THEY may have in and to the above described property, especially THEIR marital rights.

WITNESS WHEREOF, OUR hands, this 29th day of October, 2004.

Frank Lohrasbi

Fruzandeh Roshanfar

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 **Frank Lohrasbi, A MARRIED MAN, and Fruzandeh Roshanfar, A MARRIED WOMAN**, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Taraneh Lohrasbi

Amir Roshanfar

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 **Taraneh Lohrasbi, Wife,** of the above named **Frank Lohrasbi, and Amir Roshanfar, Husband,** of the above named, **Fruzandeh Roshanfar,** 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN