File No. 250500828

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/09/05 09:18 2 pgs
Fees:13.00 Taxes:129.13

20050609-0065855

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alereza Hajjafar	Alereza Hajjafar	Map 164-10-0-A
(NAME)	(NAME)	Parcel 005.00 CO
5449 Oak Chase Dr.	5449 Oak Chase Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Summerfield Development, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alereza Hajjafar, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 5, on the Plan of Village One, Summerfield, as shown by plat appearing of record in Instrument No. 20000211-0014170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662 and in Instrument No. 20010504-0046261; Charter for Homeowners' Association of record in Book 11648, Page 660 and in Instrument No. 20010326-0028531; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Permanent Easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20010514-0049520; all matters shown on plat of record in Instrument No. 20000211-0014170; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 113 Rockglen Court, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that it is 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 it does further covenant and bind itself, its successors and/or assigns and/or representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 1st day of June, 2005.

Summerfield Development, L.L.C.

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

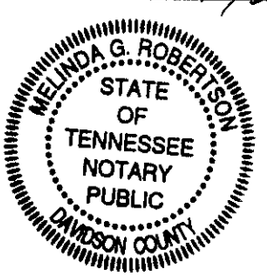
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, of Summerfield Development, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 1st day of June, 2005.

Commission expires: 11/22/08

_____
Notary Public



(seal)

File Number: 250500828

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076