Davidson County DEEDWARR
Recvd: 09/27/05 12:02 2 pgs
Fees:13.00 Taxes:436.60

20050927-0115914

WARRANTY DEED

B-CD-05-1625

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Pamela J. Slate
Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2005.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shofurkat Shamansurov	Countrywide Home Loans (NAME)	
1625 London Gardens Court (ADDRESS)	P.O. Box 10423 (ADDRESS)	151-10A-200.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0423 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SEPEHR HORMOZI AND SARA RAEISZADEH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHOFURKAT SHAMANSUROV, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 180 ON THE PLAN OF PHASE TWO, VILLAGES OF LONG HUNTER, PUD AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20020515-0059732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SEPEHR HORMOZI AND SARA RAEISZADEH, HUSBAND AND WIFE BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 7TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030807-0112849 CORRECTED AT INSTRUMENT NO. 20040205-0013981, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1625 London Gardens Court, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of September, 2005.

Sepehr Hormozi

Sara Raeiszadeh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sepehr Hormozi and Sara Raeiszadeh, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067