This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/12/06 12:59 2 pgs
Fees:13.00 Taxes:1479.63
20060612-0069684

File No.: **06-1308**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Hamid Toloogolzari and Zabihollah Shahhosseini,, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Andrew Harris and Shona Harris, husband and wife ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LOT 101, PHASE ONE, CLEVELAND HALL SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD IN BOOK 11700, PAGE 51, CORRECTED IN INSTRUMENT NUMBER 199912090301348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HAMID TOLOOGOLZARI AND ZABIHOLLAH SHAHHOSSEINI BY WARRANTY DEED FROM CLEVELAND HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 1ST DAY OF JULY, 2005 IN INSTRUMENT NO. 20050701-0076355, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made 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.

This property is not now nor has ever been the primary residence of the Grantors.

Parcel ID # **64-5-93**
☒ Improved OR
☐ Unimproved property located at: **1409 Station Four Lane, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **8th** day of **June, 2006.**

by Hamid Toloogolzari Attorney in Fact — Zabihollah Shahhosseini

Hamid Toloogolzari
By: Ali Shahhosseini, His Attorney In Fact

Zabihollah Shahhosseini

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared, **Hamid Toloogolzari and Zabihollah Shahhosseini** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the 8th day of **June, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

My Commission Expires:

STATE OF Tennessee COUNTY OF Davidson

On this 8th day of June, 2006, before me personally appeared Ali Shahhosseini, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hamid Toloogolzari, and who acknowledged that such person executed the same as the free act and deed of Hamid Toloogolzari

Witness my hand, at office, this 8th day of June, 2006.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

Notary Public

My Commission Expires:

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$399,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **8th** day of **June, 2006.**

Notary Public

My Commission Expires: 7-29-06

AMY FREUNDICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Owner's Name: **Andrew Harris and Shona Harris**

and Address: **1409 Station Four Lane, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 400
Brentwood, Tennessee 37027