Record and Return to:
Prestige Title, LLC
1000 Westgate Circle, Ste 300
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/23/06 11:03 2 pgs
Fees:13.00 Taxes:2283.38
20060623-0075105

Record and Return to:
Prestige Title, LLC

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

File No.: **06-1300**

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 **Azadeh Jafari, a married person, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **George P. Hampton and Danielle J. Hampton, 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:

Land in Davidson County, Tennessee, Being Lot 39 on the Plan of FINAL PLAT OF MOUNTAIN VIEW, SECTION 1, REVISION ONE, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 562 and 563, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Azadeh Jafari, a married person by Warranty Deed from Terence K. Purnell and wife, Bernetta L. Purnell, recorded on the 5th day of February, 2003 in Instrument No. 20030205-0015614, 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 it ever been the primary residence of the Grantors.

Parcel ID # **172-06-O-A-029.00 CO**
☒ Improved OR
☐ Unimproved property located at: **6016 Woodland Hills Drive, Nashville, TN 37211**

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 **15th** day of **June, 2006.**

Azadeh Jafari by her attorney in fact Zabiolah

Azadeh Jafari
By her Attorney in Fact Zabiolah Shahosseini

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

On this 15th, day of June, 2006, before me personally appeared Zabiolah Shahosseini, 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 Azadeh Jafari, and who acknowledged that such person executed the same as the free act and deed of Azadeh Jafari.

Witness my hand and Notarial Seal on this the **15th** day of **June, 2006.**

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 2/15/09

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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 **$617,129.00** 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 **15th** day of **June, 2006.**

Notary Public

My Commission Expires: 2/15/09

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Owner's Name: **George P Hampton and Danielle J Hampton**

and Address: **6016 Woodland Hills Drive, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

George P. Hampton and Danielle J. Hampton
6016 Woodland Hills Dr.
Nashville, TN 37211