Davidson County DEEDWARR
Recvd: 07/10/06 10:32 2 pgs
Fees:13.00 Taxes:444.00
20060710-0082244

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Farshid Zarenia
416 Flintlock Court
Nashville, TN 37217

**SEND TAX BILL:**

New Owner

**MORTGAGEE:**
N/A

**MAP AND PARCEL:**
MAP 135-16-B
PARCEL 8 CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Darren Kennedy** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Farshid Zarenia**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Darren Kennedy by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, of record in Instrument No. 20030701-0090447, said Register's Office.
>
> Andrea Kennedy joins in the execution of this instrument to convey her interest in the Property as spouse of Darren Kennedy.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 416 Flintlock Court, Nashville, TN 37217.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2006.

Darren Kennedy

Andrea Kennedy by Darren Kennedy,
Attorney-in-Fact Pursuant to Limited
Power of Attorney recorded in Instrument
No. _____,
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Darren Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of ~~June~~ July, 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Darren Kennedy, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of ANDREA KENNEDY, and who acknowledged that he executed the same as the free act and deed of ANDREA KENNEDY. Witness my hand and official seal this 2nd day of ~~June~~ July, 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF _____)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 3 day of ~~June~~ July, 2006.

**NOTARY PUBLIC**

My Commission Expires: 11-14-2009

KIMBERLY SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009