21847

Davidson County DEEDWARR
Recvd: 08/24/06 14:28 2 pgs
Fees:13.00 Taxes:423.65

20060824-0104730

Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,500.00.

M. B. Tallent III

Affiant

Subscribed and sworn to me on August 23, 2006.

JH

NOTARY PUBLIC

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21847SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marion B. Tallent, III 2310 Rader Ridge Road Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	149-05-187

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ahmad Taheri and wife, Atieh Peyrovi, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marion B. Tallent, III, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 124 A on the Plan of Pebble Trace, Section 1, on Zone Lot Division of Lot 124, Pebble Trace, of record in Plat Book 6900, page 415, which amends the plat of record in Plat Book 6900, page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Ahmad Taheri and wife, Atieh Peyrovi, by Deed from Robert L. Schulman, married, of record as Instrument No. 20011015-0112275 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and

2. Matters shown on plat of record in Book 6900, page 34, as amended in Book 6900, page 415, in the Register's Office for Davidson County, Tennessee; and
3. Restrictions and Covenants of record in Book 7409, page 901, in said Register's Office; and
4. Charter of the Pebble Trace Homeowners Association, Inc., of record in Book 7423, page 825, in said Register's Office.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2310 Rader Ridge Road, Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on August 23, 2006.

Ahmad Taheri

Atieh Peyrovi

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 23, 2006, before me personally appeared Ahmad Taheri and Atieh Peyrovi to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 23, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE