Davidson County DEEDWARR
Recvd: 09/07/06 13:52 2 pgs
Fees:13.00 Taxes:998.63
20060907-0110870

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

File No.: **06-1492**

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, an unmarried individual, Zabihollah Shahhosseini, a married man, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Brian P Moquin and Natasha Moquin, husband and wife ("Buyers"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Being Land in Davidson County, Being Lot 7, LAKE PARK, SECTION TWELVE, as shown on plat of record in Plat Book 8250, Page 804, 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 by Warranty Deed from Jerry R. Sitz and teri K. Swiger, husband and wife to hamid Toloogolzari and Zabihollah Shahhosseini as recorded on the 14th day of June, 2005 in Instrument No. 20050614-0067958 and Warranty Deed from Carolyn D. Franklin, unmarried to Jerry R. Sitz and Teri K. Swiger, husband and wife as recorded on the 9th day of May, 2003 in Instrument no. 20030509-0062582, 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.

Parcel ID # **98-05-87.00**

☒ Improved OR

☐ Unimproved property located at: **4136 Helena Bay Court, Hermitage, TN 37076**

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 **5th** day of **September, 2006.**

Hamid Toloogolzari

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 5th day of September, 2006.

Notary Public

My Commission Expires:

STACEY LENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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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 **$269,900.00** 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 **5th** day of **September, 2006.**

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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Owner's Name: **Brian P Moquin**

and Address: **4136 Helena Bay Court, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Market Street Mortgage Corporation
PO Box 22128
Tampa, FL 33622-2128