(1)

WARRANTY DEED

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 24, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Marla C. Lamont
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2006.

Della L. Hopkins
Notary Public

MY COMMISSION EXPIRES: 1-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Lamont II	Countrywide Home Loans	Map 114-7 Parcel 02600
(NAME)	(NAME)	
7545 Oak Haven Trace	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/27/06 10:06 2 pgs
Fees:13.00 Taxes:1178.45
20060927-0119402

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Siroos Azhdari and wife, Sudabeth Azhdari, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Lamont II and wife Marla K. Lamont, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Oakhaven Subdivision, Section 5, as shown of record in Instrument No. 200206180073568, Register's Office of Davidson County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Siroos Azhdari and wife, Sudabeth Ashdari by warranty deed of record in Instrument #20051123-0141951, conveyance dated November 18, 2005, Register's Office of Davidson County, Tennessee.
And property conveyed to Eric Crafton and wife, Miike Crafton as tenants by the entireties by Quitclaim Deed from Wayne Crafton, unmarried and Eric Crafton, dated January 26, 2001, of record in Instrument #20010129-0008478.

This conveyance is subject to: (1) 2006 Metropolitan Davidson County Taxes a lien but not yet due and payable. Said taxes have been prorated with Grantor paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. Map 114.07 Parcel 026.00 (2) Subject to all matters appearing of record in Instrument #200206180073568, Register's Office of Davidson County, Tennessee. (3) Restrictive covenants of record in Book 10353, page 676 and Instrument #200201300013213, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7545 Oakhaven Trace, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this 25th day of September, 2006.

Siroos Azhdari

Sudabeth Azhdari

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Siroos Azhdari and Sudabeth Azhdari, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of September, 2006.

Commission expires: 1-21-07

DELLA L. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2007

Notary Public