Davidson County DEEDWARR
Recvd: 09/28/06 12:05 2 pgs
Fees:13.00 Taxes:887.63
20060928-0120087

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

File No.: **06-1493**

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 **Mohammad Hajjafar, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Merida M Grant, a single woman ("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 51, on the Plan of HARBORVIEW, PHASE 1-A, SECTION TWO, as shown on plat of record in Plat Book 6900, Pages 756-758, 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 Mohammad Hajjafar by Warranty Deed from Winifred Sharon Pitkin, formerly known as Winifred Sharon Arnold, recorded on the 5th day of August, 2005 in Instrument No. 20050805-0092255, 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 or has ever been the primary residence of Mohammad Hajjafar.

Parcel ID # **108-12-B 72.00 CO**
☒ Improved OR
☐ Unimproved property located at: **2204 South Ashford, Nashville, TN 37214**

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 **26th** day of **September, 2006.**

Mohammad Hajjafar

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 **Mohammad Hajjafar** 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 **26th** day of **September, 2006.**

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

Stacy Denson Palmer
Notary Public

My Commission Expires: 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 **$239,900.00** 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 **26th** 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: **Merida M Grant**

and Address: **2204 South Ashford, Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
MORTGAGEIT, INC
495 Metro Place South, Ste 200,
Dublin, OH 43017