WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 13:31 2 pgs
Fees:13.00 Taxes:677.10
20070424-0048806

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-04-009-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of April, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PEJMAN B. TIRGAR (NAME)	NEW OWNER (NAME)	162-13-A
2212 Green Trails Drive (ADDRESS)	(ADDRESS)	11.00CO
Antioch, TN 37017 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SHABNAM AMINAMADANI, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PEJMAN B. TIRGAR, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, 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.11, Greenwood Subdivision, Phase 1, a Planned Unit Development of record in Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SHABNAM AMINMADANI, MARRIED, by Warranty Deed from MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20020130-0013256 dated January 25, 2002, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Greenwood Subdivision of record in Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SANTIAGO de LEDESMA, spouse of the above named **SHABNAM AMINAMADANI,** joins in this conveyance for the purpose of releasing any and all rights may have in and to the above described property, especially marital rights.

BEING unimproved ☐
Improved ☒ property known as: 2212 Green Trails Drive, Antioch, TN, 37017.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hand, this 20th day of April, 2007.

SHABNAM AMINAMADANI

SANTIAGO de LEDESMA

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHABNAM AMINAMADANI**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2007.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANTIAGO de LEDESMA**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2007.

My Commission Expires: 3-22-08

Notary Public

Kathy Renee Wells
NOTARY PUBLIC AT LARGE
Williamson County, TN