WARRANTY DEED

State of Tennessee)
County of Davidson)

07-06-004-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2007

Notary Public

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

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 06/18/07 13:50 2 pgs
Fees:13.00 Taxes:876.90
20070618-0072647

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
CHRISTOPHER T. LAWSON AND REBECCA S. LAWSON	SECURITY FEDERAL SAVINGS	181-3-A
(NAME)	(NAME)	
7281 Santeelah Way	1001 S. 70th Street, Ste. 100	265.00CO
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Lincoln, NE 68510	
(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, **BEN SEDAGHAT, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER T. LAWSON AND WIFE, REBECCA S. LAWSON**, 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. 62 on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, said Register's Office.

BEING the same property conveyed to BEN SEDAGHAT, UNMARRIED, by Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, dated July 28, 2006, of record in Instrument No. 20060802-0094175, and filed of record on October 1, 2004, of record in Instrument No. 20041001-0118249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek Estates, of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument No. 20060523-0060562, 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.

BEING unimproved ☐
Improved ☒ property known as: 7281 Santeelah Way, Cane Ridge, TN, 37013.

(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, my hand, this 15th day of June, 2007.

Ben Sedaghat

BEN SEDAGHAT

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 **BEN SEDAGHAT, UNMARRIED**, 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 15th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

