BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

Davidson County DEEDWARR
Recvd: 07/09/07 13:22 2 pgs
Fees:13.00 Taxes:2512.43

20070709-0081562

File No.: 07-1777

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Hamid Tolooqolzari, and Shahosseini Zabiolla, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Michael John Mertens and wife, Amy Maddox Martens ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Certain real estate in Davidson County, Tennessee, described as follows:

Lot 162, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument Number 20060106-0002332, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hamid Tolooqolzari and Zabiolla Shahosseini by General Warranty Deed from Cleveland Hall, LLC a Tennessee Limited Liability Company, dated March 1, 2006 recorded March 2, 2006 of record in Instrument Number 200603020024103, Register's Office for 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. (6) Sanitary Sewer Easement in Book 8006, Page 677, Register's Office for Davidson County, Tennessee. (7) Public Utility Easement in Book 7844, Page 242, Register's Office for Davidson County, Tennessee (8) Easement to BellSouth Telecommunications in Book 11725, Page 325, Register's Office for Davidson County, Tennessee (9) Charter for HOA in Book 11725, Page 70 (10) Easement to Cumberland Utility District in Book 7994, Page 173 and Book 8068, Page 524, Register's Office for Davidson County, Tennessee (11) Storm Water Detention Agreement in Instrument Number 20041115-0136615, Register's Office for Davidson County, Tennessee. (12) Restrictions of record in Book 11725, Page 76, Instrument Number 20050307-0024504, Instrument Number 20060113-0005680, and Instrument Number 20051202-0144894, Register's Office for Davidson County, Tennessee.

Parcel ID # **P/O 64-107.00**

☒ Improved OR

☐ Unimproved property located at: **1529 Stokley Lane, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee 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.

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 **July, 2007.**

Hamid Tolooqolzari

Zabiolla Shahosseini by Amir Shahhosseini
Shahosseini Zabiolla By: Amir Shahhosseini
Attorney-in-fact

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

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 Tolooqolzari** ~~and Shahosseini Zabihollah~~ 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 **July, 2007.**

Notary Public

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 10/2/10

My Commission Expires OCT 2, 2010

State of Tennessee
County of Davidson

On this the 5th day of July, 2007, before me personally appeared Amir Hossein Shahosseini , to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of Zabihollah ~~Shagosseini~~ Shahosseini and who executed the foregoing instrument on behalf of Zabihollah ~~Shagosseini~~ Shahosseini by virtue of that Power of Attorney, duly executed by the said Zabihollah Shagosseini and appearing of record in Instrument Number 20070702-0078576, Register's Office for Davidson County, Tennessee. * Shahosseini

Notary Public

ASHLEY BUSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My commission expires: _____

My Commission Expires OCT 2, 2010

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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 **$679,035.00** 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 **July, 2007.**

Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 24, 2008

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Owner's Name: **Michael Martens and Amy Martens**
and Address: **1529 Stokley Lane, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Renasant Bank
1808 West End Avenue
Nashville TN 37203