WARRANTY DEED

BOX 13
136603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Jackson, Jr.	Market Street Mortgage Corp.	163-16-0A-124.00
(NAME)	(NAME)	
1911 Isabelle Lane	6040 Camp Blvd Ste 26	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Worth, TX 76116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Tirdad Gharib, and wife, Zahra N. Albanse, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathaniel Jackson, Jr., and wife, Dana M. Dillard-Jackson, 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 Unit No. 244 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record as Exhibit "A" of Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to TIRDAD GHARIB AND WIFE, ZAHRA N. ALBANESE, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record Instrument No. 20061207-0151599, dated November 28, 2006, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1911 Isabelle Lane, Antioch, TN 37013

(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 31st day of July 2007.

Davidson County DEEDWARR
Recvd: 08/10/07 10:03 1 pgs
Fees:13.00 Taxes:472.86
20070810-0095857

Tirdad Gharib

Zahra N. Albanse

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tirdad Gharib and Zahra N. Albanse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st July 2007.

Commission expires: 72509

Notary Seal present, but could not be reproduced.

Notary Public

Bill Garrett
Davidson County Register of Deeds