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

Davidson County DEEDWARR
Recvd: 08/16/07 15:31 2 pgs
Fees:13.00 Taxes:665.63
20070816-0098212

File No.: **07-1644**

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 **Delilah Morgan Jones and husband, Aaron Jones-Bey, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Alireza Hajjafar, an unmarried individual ("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:

Land in Davidson County, Tennessee, being Lot 138, OAK HIGHLANDS, PHASE I, as shown on plat of record in Plat Book 6900, Pages 432 thru 435, 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 Delilah M Morgan, an Unmarried Woman, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, recorded on the 17th day of December, 2002 in Instrument No. 20021217-0155455, in the Register's Office of Davidson County, Tennessee.

Aaron Jones-Bey joins in this conveyance to convey any and all rights he may have in this property.

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.

Parcel ID # **173-4-O-A-138-CO**
☒ Improved OR
☐ Unimproved property located at: **5156 W. Oak Highland Drive, Antioch, TN 37013**

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 **14th** day of **August, 2007.**

Delilah Morgan Jones

Aaron Jones-Bey

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 **Delilah Morgan Jones and Jones-Bey** 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 **14th** day of **August, 2007.**

My Commission Expires

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

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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 **$179,900.00** 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 **14th** day of **August, 2007.**

Notary Public

My Commission Expires: C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **Alireza Hajjafar**

and Address: **5156 W. Oak Highland Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Market Street Mortgage
P O Box 22128
Tampa, FL 33622-2128