WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ataollah Heydari	Suntrust Bank	176050A12300 CO
(NAME)	(NAME)	
5388 Sunnyvale Drive	201 Fourth Ave. N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(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, Linda L. Sanders, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ataollah Heydari and wife, Fatemeh Koopal, 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald H. Sanders and wife Linda L. Sanders, by Warranty Deed dated September 29, 1998 from Holigan Homes Tennessee, Ltd. A Texas Limited Partnership of record in Book 11138, Page 179, Register's Office for Davidson County, Tennessee. The said Donald H. Sanders a/k/a Donald Huelitt Sanders having since died on July 26, 2007.

This instrument is executed on behalf of Linda L. Sanders by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20071023-0125246, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 10/23/07 10:21 2 pgs
Fees:13.00 Taxes:476.93

20071023-0125247

unimproved ☐

This is improved ☒ property, known as 5388 Sunnyvale Drive, 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 my hand this 15th day of October, 2007.

Linda L. Sanders
By: Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of October, 2007, before me personally appeared Terry DeSelms (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), the person who executed the foregoing instrument on behalf of Linda L. Sanders, and acknowledged that he executed the same as the free act and deed of the said Linda L. Sanders, through Power of Attorney granted Terry DeSelms by the said Linda L. Sanders.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY