# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/01/07 10:12 3 pg
Fees:18.00 Taxes:688.20

20071101-0128799

**THIS INSTRUMENT WAS PREPARED BY**
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arash Gholizadeh | Wells Fargo Bank, N.A. | 104-05-039.00 |
| (NAME) | (NAME) | |
| 3710 Murphy Road | 8480 Stagecoach Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Frederick, MD 21701-4747 | |
| (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,

**Robert C. Poirier and wife, Marcelline Poirier,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Arash Gholizadeh, unmarried**

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. 9 on the Plan of West Grove Subdivision of record in Book 421, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert C. Poirier and spouse, Marcelline Poirier by Deed from Timothy N. Stewart, unmarried, dated June 11, 1999, of record in Book 11526, Page 470, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marcelline Poirier by Robert C. Poirier as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3710 Murphy Road, Nashville, TN 37209
(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 30th day of October, 2007.

Robert C. Poirier

Marcelline Poirier by Attorney in Fact Robert C. Poirier
by Robert C. Poirier Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 30th day of October, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. Poirier and Marcelline Poirier, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2007.

Commission expires: 5-14-2011

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of October, 2007, before me personally appeared Robert C. Poirier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marcelline Poirier, as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Marcelline Poirier. Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2007.

Commission expires: 5-14-2011

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Prepared by: Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

"Exhibit A"

# ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Robert C. Poirier, who made oath as follows:

1. That by appointments dated October 29, 2007, which are recorded in the Register's Office for Davidson County, Tennessee, Robert C. Poirier was appointed as attorney –in-fact for Marcelline Poirier ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument or any other loan documents in their behalf to which this affidavit is attached, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30th day of October, 2007.

Robert C. Poirier

STATE OF TENNESSEE
WILLIAMSON COUNTY

On this 30th day of October, 2007, before me personally appeared Robert C. Poirier, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand and seal this 30th day of October, 2007

Notary Public

My commission expires:
5-14-2011

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.