Return to: File Box 9B
First Title & Escrow Co., Inc.
#26590

Davidson County DEEDWARR
Recvd: 11/21/07 13:14 2 pgs
Fees:13.00 Taxes:1202.50
20071121-0136434

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

File No.: **07-2050**

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 Toloogolzari,, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Michelle M DeRanieri, unmarried ("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 71, SECTION III, PHASE I, STILL SPRING HOLLOW Subdivision, as shown on plat of record in Plat Book 9700, Page 484, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Hamid Toloogolzari, by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, recorded on the 22nd day of March, 2006, in Instrument No. 20060322-0032950, in the Register's Office of Davidson County, Tennessee.

This property is not now nor has it ever been the primary residence of the Seller.

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 # **128-16-O-A-071.00 CO**
☒ Improved OR
☐ Unimproved property located at: **7104 Still Spring Hollow Dr, Nashville, TN 37221**

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 **16th** day of **November, 2007.**

Hamid Toloogolzari

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 Toloogolzari** 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 **16th** day of **November, 2007.**

Notary Public

My Commission Expires:

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires OCT 2, 20

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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 **$325,000.00** 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 **16th** day of **November, 2007.**

Notary Public

My Commission Expires: 10-12-2010

ASHLEY BUSH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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Owner's Name: **Michelle M DeRanieri**

and Address: **7104 Still Spring Hollow Dr, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pinnacle National Bank
211 Commerce St., #300
Nashville, TN 37201