Return to:
Advantage Title & Escow
3325 Aspen Grove Dr., Ste 202
Franklin, TN 37067
Box 18b

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/01/08 10:38 2 pg
Fees:13.00 Taxes:1102.60
20080201-0010456

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $298,000.00 .

Doris Marlow
Affiant

Subscribed and sworn to before me this 28th day of January, 2008.

Lee E. Cranford
Notary Public
My Commission Expires 01/09/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08-0020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hamid Akbari	Wells Fargo Bank, NA.	172-9-A
1017 Heathfield Circle	P.O. Box 11701	159.00CO
Brentwood, TN 37027	Newark, NJ 07101	

WARRANTY DEED

For and in 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 Popp and wife, Stacie Flood-Popp**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamid Akbari, a married man joined by his spouse, Shahla Sanaei**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 157 on the plan of Section Four of Banbury Crossing, a Planned Unit Development, of record in Instrument No. 20000114-0004987 thru Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Robert Popp and wife, Stacie Flood-Popp by deed from The Jones Company Custom Homes of Tennessee, dated June 24, 2002, of record in Instrument No. 20020627-0077620, said Register's Office for Davidson County, Tennessee.

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

This is improved property located at **1017 Heathfield Circle, Brentwood, TN 37027.**

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 28th day of January, 2008.

Robert Popp
Robert Popp

Stacie Flood-Popp by Robert Popp attorney-in-fact
Stacie Flood-Popp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert Popp**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of January, 2008.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford
Notary Public

My Commission Expires: 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Robert Popp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Stacie Flood-Popp and that he is authorized by Stacie Flood-Popp to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 28th day of January, 2008.

Lee E. Cranford
Notary Public at Large

My Commission Expires: 01/09/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE