Return: Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
800210

File Box 30

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/04/08 09:17 2 pgs
Fees:13.00 Taxes:799.93
20080604-0056961

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 **Alireza Hajjafar, an unmarried person, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Edward Stewart Jr. and Kimberly Stewart, husband and wife ("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 No. 6 on the Plan of RESUBDIVISION OF LOTS 1, 2 AND 6, A.S. JOHNSON PROPERTY, of record in Instrument No. 20051122-0140880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alireza Hajjafar, an unmarried person, by Warranty Deed from Rivercrest Homes, LLC, dated March 29, 2007, of record in Instrument No. 20070330-0038484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) 2008 Davidson County taxes which have been prorated by the parties and assumed by the Granttees (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) Matters shownn on plan of record as Instrument No. 20051122-0140880, Register's Office for Davidson County, Tennessee, (6) building restrictions, and (7) other matters of public record.

Parcel ID # **149-06-0-094.00**

This is improved property located at: **2524 Johnson Ridge Road, 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 **22nd** day of **May, 2008.**

Alireza Hajjafar

STATE OF **TENNESSEE**

COUNTY OF ~~**DAVIDSON**~~ WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alireza Hajjafar** 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 **22nd** day of **May, 2008.**

Notary Public

My Commission Expires:

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

****

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 **$216,197.00** 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 **22nd** day of **May, 2008.**

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

My Commission Expires: _____

****

Owner's Name: **Edward Stewart Jr. and Kimberly Stewart**

and Address: **2524 Johnson Ridge Road, Antioch, TN 37013**

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

New Owner