File No. 280500104

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 13:49 3 pgs
Fees:18.00 Taxes:1424.50
20080605-0057991

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Whitters	Cedar Rapids Bank and Trust Company	160-16-0B
(NAME) 616 Palisades Court	(NAME) 500 1st Avenue NE	102.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Cedar Rapinds, IA 52401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Hadi Ahmadzadegan and Neda Iranpar, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William D. Whitters and Lisa M. Whitters, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 126 on the Plan of REVISION ONE, SECTION ONE, BRENTWOOD CHASE, as shown by plat of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hadi Ahmadzadegan by Warranty Deed from Wilson Concord, L.P. of record in Instrument No. 20031031-0160435, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 936-941, Register's Office of said County.

Drainage Easement as shown of record in Book 7902, Page 389, Register's Office for said County.

Water Easement as shown of record in Book 8371, Page 320, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Book 11115, Pages 281 & 286, Register's Office for said County.

Charter of Brentwood Chase Community Homeowner's Association as shown of record in Instrument No. 20000524-0051842, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20031031-0160434, Register's Office of said County.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 616 Palisades Court, Brentwood, TN 37027
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 12th day of May, 2008.

Hadi Ahmadzadegan

Neda Iranpar

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Hadi Ahmadzadegan and Neda Iranpar the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of May, 2008.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280500104

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state Christopher R Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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