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

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

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 **Mohammed Hajjafar, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Randy D Flowers ("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. 22 on the Plan of STILL SPRING HOLLOW SUBDIVISION, SECTION I, PHASE I, of record in Book 7900, page 135, 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 Mohammed Hajjafar, 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, dated April 7, 2006, of record in Instrument No. 20060411-0041731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to

1. DavidsonCounty taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.
2. Subject to matters shown on the plan of STILL SPRING HOLLOW SUBDIVISION, SECTION I, PHASE I, of record in Book 7900, page 135, Register's Office for Davidson County, Tennessee.
3. Boundary Plat of record in Book 6900, pages 991 and 992, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7963, Page 400, Book 8179, Page 464, Book 6900, Page 991, Book 6400, Page 992 and Book 8257, Page 634, Register's Office for Davidson County, Tennessee.
5. By-Laws of Still Spring Hollow Homeowners Association of record in Book 8294, page 40, Register's Office for Davidson County, Tennessee.
6. Charter of Still Spring Hollow Homeowners Association recorded in Book 7930, Page 909, Register's Office for Davidson County, Tennessee.
7. Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9740, Page 971, Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20030220-0022601, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

Parcel ID # **128-16-0-A-013.00CO**

This is improved property located at: **205 Still Springs Hollow Court, 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 **22nd** day of **May, 2008.**

Davidson County DEEDWARR
Recvd: 06/11/08 14:27 2 pgs
Fees:13.00 Taxes:1110.00

20080611-0060355

Mohammed Hajjafar

Mohammed Hajjafar

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 **Mohammed 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.**

C. M. Corriveau

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

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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 **$300,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mohamad Hajjafar

Affiant

Subscribed and sworn to before me on this the **22nd** day of **May, 2008.**

C. M. Corriveau

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

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Owner's Name: **Randy D Flowers**

and Address: **205 Still Springs Hollow Court, Nashville, TN 37221**

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

Randy D. Flowers
205 Still Springs Hollow Court
Nashville, TN 37221