Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark C. Davanport	New South Federal Savings Bank	063-04-0-A-021.00CO
1521 Stokley Lane	210 Automation Way	
Old Hickory, TN 37138	Birmingham, AL. 35210	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Hamid Tolooqolzari and Zabiolla Shahosseini, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mark C. Davanport* and Diane F. Davanport*, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit: * Davan port

Land in Davidson County, Tennessee, Being Lot No. 164 on the Plan of CLEVELAND HALL SUBDIVISION, PHASE THREE, as shown on the plat of record in Instrument No. 20060106-0002332, 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 a part of the same property conveyed to Hamid Tolooqolzari annd Zabiolla Shahosseini, by Warranty Deed from Cleveland Hall, LLC, a Tennessee Limited Liability Company, dated March 1, 2006, of record in Instrument No. 20060302-0024103, further conveyed to Shaw Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hamid Tolooqolzari and Zabiolla Shahosseini, dated August 19, 2008, of record in Instrument No. 20080819-0085296 and being further conveyed to Hamid Tolooqolzari and Zabiolla Shahosseini, by Quit Claim Deed from Shaw Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080912-0093634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, 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) 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) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1521 Stokley Lane, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to 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.

Davidson County DEEDWARR
Recvd: 09/12/08 13:19 2 pgs
Fees:13.00 Taxes:2294.00
20080912-0093636

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **September, 2008.**

Hamid Tolooqolzari

Zabiolla Shahosseini

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 Tolooqolzari and Zabiolla Shahosseini** 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 official seal on this the **9th** day of **September, 2008.**

Notary Public

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 8, 2012