File No. 280900929

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-15-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/15/08 14:18 4 pgs
Fees:23.00 Taxes:595.70
20081015-0103921

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Fulton	USAA Federal Savings Bank	Map 086-03-0 Parcel 064.00
(NAME) 1712 Ridgemere Court	(NAME) 10750 McDermott Freeway	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio TX 78288	
(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, **I, Azar Dashtban, married** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David A. Fulton, a single person,** hereinafter called the grantee(s), his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 60 on the Plan of Ridgemere, as shown by plat of record in Plat Book 6250, Pages 937, 938 & 939, 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 Azar Dashtban by Deed dated September 4, 1990, from Gary C. Bailey and wife, Betty Gail Bailey of record in Book 8189, Page 655, Register's Office for said County.

This property is subject to: Taxes for the year 2008 and subsequent years; Restrictive Covenants of record in Book 6925, Page 941, Register's Office of said County; Subject to all matters as set forth on the plat of record in Plat Book 6250, Pages 937, 938 & 939; all in the Register's Office of Davidson County, Tennessee.

Majid A. Alaghmand, spouse of Azar Dashtban, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

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 1712 Ridgemere Court, Hermitage, TN 37076

(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), his 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), his 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 _____ day of October, 2008.

Azar Dashtban

Majid A. Alaghmand

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Azar Dashtban, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14 day of October 2008.

My Commission Expires: 6-22-09

Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State/_____ of _____ County/_____ of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Majid A. Alaghmand, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Iraq, this ____ day of October 2008.

My Commission Expires:

Notary Public

(Seal)

File Number: 280900929

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

unimproved ☐

This is improved ☒ property, known as 1712 Ridgemere Court, Hermitage, TN 37076
(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), his 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), his 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 09 day of October, 2008.
09. OKT. 2008

Azar Dashtban

Majid A. Alaghmand

THIS AUTHENTICATION CONCERNS ONLY THE SIGNATURE(S) AND NOT THE CONTENTS OF THE DOCUMENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Azar Dashtban, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this ____ day of October 2008.

My Commission Expires:

Notary Public

State/ ____ **of** EMBASSY OF SWITZERLAND U.S. Interests Section Tehran **County/** ____ **of** ____

000054

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Majid A. Alaghmand, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. MR. MAJID AMIN ALAGHMAND HOLDER OF IRANIAN PASSPORT # G2631609 ISSUED AT - IRAN ON 10/11/2005

Witness my hand and official seal at EMBASSY OF SWITZERLAND U.S. Interests Section Tehran, **Iran, this 09 day of October 2008.**
09. OKT. 2008

My Commission Expires: —

~~Notary Public~~

Martina Masat
Attachée

EMBASSY OF SWITZERLAND US INTERESTS SECTION TEHRAN

File Number: 280900929

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, 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.

Attorney or Custodian

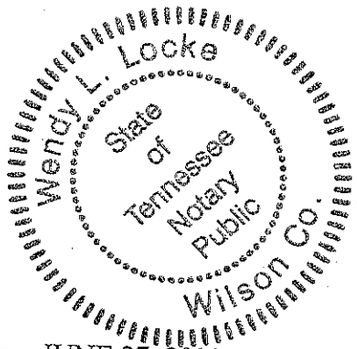
CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, 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 27, 2011_____

280601332