File Box 30

Davidson County DEEDWARR
Recvd: 10/30/08 16:01 2 pgs
Fees:13.00 Taxes:462.50
20081030-0108498

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $125,000.00

Subscribed and sworn before me this the 20th day of October, 2008.

(Affix Seal)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Jennifer Marie Crowell
Notary Public

WARRANTY DEED

800433C

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Farkhondeh Karbaf
434 Carl Miller Drive, Unit B

Antioch, TN 37013

Map 172-4-B, Parcel 2 CO

Send tax bills to:

New Owner

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nadar Karshenas

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Farkhondeh Karbaf , An Unmarried Woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Unit A as shown on Exhibit B in the Master Deed establishing a Planned Unit Development for the Carl Miller Townhomes of record in Instrument No. 20080212-0014042, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Nader Karshenas by Quitclaim Deed of record in Instrument No. 20070430-0050743; dated 4/26/07; and by Warranty Deed of record in Instrument No. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX said Register's Office.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 432 Carl Miller Drive, Unit A, Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 20th day of October, 2008.

Nadar Karshenas

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 Nadar Karshenas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2008.

My commission expires:_____

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

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

Notary Public