(1)

File No. 290101230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/26/09 13:09 2 pgs
Fees:13.00 Taxes:1061.90

20090226-0016998

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soudabaeh Janbakhsh	Soudabaeh Janbakhsh	2009 171030B056.00CO
(NAME) 641 Old Hickory Blvd. #10	(NAME) 641 Old Hickory Blvd. #10	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, Renee Schatz, Trustee of Renee Schatz Revocable Trust dated February 20, 2000, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Soudabaeh Janbakhsh, a married woman and Mahan Janbakhsh, a married man, 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:

LAND in Davidson County, Tennessee, Being Unit No. 89 on the Plan of Revised Phase One, Townhomes of Fredricksburg, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to Renee Schatz Revocable Trust by Warranty Deed dated October 27, 2000, filed October 30, 2000, from Wilma K. Fleischer, of record by Instrument No. 20001030-0107463, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 171-03-0B-056.00CO

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 236, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, Book 10393, Page 11 and Book 10694, Page 541, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Book 8920, Page 45, Book 10126, Page 486-489, Book 10275, Page 959 and Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 8920, Page 40 and Book 10126, Page 430, Register's Office for Davidson County, Tennessee.

Amenities Area of record in Book 7900, Page 807 and Book 9443, Page 538, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Common Area of record in Book 9698, Page 81 and Book 9698, Page 124, Register's Office for Davidson County, Tennessee.

Storm Water Detention Easement as shown of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 10012, Page 756, Register's Office for Davidson County, Tennessee.

Water Mains & Utilities Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, Register's Office for Davidson County, Tennessee.

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 641 Old Hickory Blvd. Unit No. 10, 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 20th day of February, 2009.

Renee Schatz, Individually

Renee Schatz Revocable Trust

By: Renee Schatz, Trustee
Renee Schatz, Trustee

STATE OF TENNESSEE California
COUNTY OF WILLIAMSON San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee Schatz with whom I am personally acquainted and who proved himself/herself to be the Trustee of Renee Schatz Revocable Trust dated February 10, 2000, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this ~~20th~~ 19th day of February, 2009.

Commission expires: 4/21/09

Mary-Susan Kurth
Notary Public

MARY-SUSAN KURTH
COMM. #1563607
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 21, 2009

STATE OF TENNESSEE California
COUNTY OF WILLIAMSON San Diego

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Renee Schatz, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2~~0~~19/2009.

Witness my hand at office this ~~20th~~ 19th day of February, 2009.

Commission expires: 4/21/09

Mary-Susan Kurth
Notary Public

MARY-SUSAN KURTH
COMM. #1563607
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 21, 2009

File Number: 290101230

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027