File No. 290300165

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090023423 DEEDWARR
Recvd: 04/08/09 10:35 2 pgs
Fees: 13.00 Taxes: 51.80
20090408-0032086

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

HESSAMEDIN Mohammadkhah HajiAgha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2009.

Kimberly D. Hicks
Notary Public

MY COMMISSION EXPIRES: 5-18-10
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hessamedin Mohammadkhah HajiAgha	New Owner	07107005200
(NAME) 5306 Wessex Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sovereign Bank, FSB, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hessamedin Mohammadkhah HajiAgha, 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:

LAND in Davidson County, Tennessee, Being the Easterly one half of Lot No. 90, on the Map of Haynie's Oriental Plan, as shown on survey and plat of same appearing of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee.

SAID Easterly one half of Lot No. 90 fronts 50 feet on the Northerly side of Duke Street and extends back Northerly between parallel lines 140 feet to an alley.

BEING the same property conveyed to Sovereign Bank FSB by Trustee's Deed dated September 25, 2008, filed October 1, 2008, from Gary Ivester, Co-Trustee, of record by Instrument No. 20081001-0099337, 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: 07107005200

Subject to all matters as set forth on the plat of record in Plat Book 161, Page 26 and 27, Register's Office of 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 207 Duke St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, HIS heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, HIS heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 10th day of March, 2009.

TARA SNYDER

RUSSELL L. HIX

Sovereign Bank, FSB

By: _____

Constance M. Cocroft, Vice President

STATE OF PENNSYLVANIA

COUNTY OF BERKS

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Constance M. Cocroft, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Vice President of Sovereign Bank, FSB (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 10th day of March, 2009.

Witness my hand at office this 10th day of March, 2009.

Commission expires: 2/25/2012

Jennifer L. Groff
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer L. Groff - Notary Public
CITY OF READING, BERKS COUNTY
MY COMMISSION EXPIRES FEB. 25, 2012

File Number: 290300165

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