When recorded return to: TrustLand Title & Escrow,LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Nader Bahri & Farnaz Niknejad
8625 Altesse Way
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 181.14-0A-235.00 CO

BILL GARRETT, Davidson County
Trans:T20090084908 DEEDWARR
Recvd: 12/17/09 09:05 2 pgs
Fees:13.00 Taxes:562.40
20091217-0114714

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **John Romano and wife, Lisa R. Kurtz-Romano** hereinafter called the **Grantors**, do hereby convey unto **Nader Bahri and Farnaz Niknejad, husband and wife** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Unit 152 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John Romano and wife, Lisa R. Kurtz-Romano on October 29, 2007 by Warranty Deed of record in instrument No. 20071101-0128971, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as:

8625 Altesse Way, Brentwood,, TN 37027

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of December, 2009.

John Romano

Lisa R. Kurtz-Romano

STATE OF Iowa
County of Polk

BEFORE ME, the undersigned authority, on this day personally appeared John Romano and Lisa R. Kurtz-Romano known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15 day of December, 2009.

NOTARIAL SEAL IOWA
TRISHA A RILEY
Commission Number 734312
My Commission Expires
May 03, 2011

Notary Public in and for the
State of Iowa

My Commission Expires:

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Sworn and subscribed before me on December 16th 2009.

Notary Public

My Commission Expires:

CORRIVE
DAVIDSON COUNTY
My Commission Expires NOV. 4, 2013