Return To:
File: 20100004

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

BILL GARRETT, Davidson County
Trans: T20100004343 DEEDWARR
Recvd: 01/22/10 10:14 2 pgs
Fees: 13.00 Taxes: 3052.50
20100122-0005623

THIS INSTRUMENT PREPARED BY: MARCY ELIZABETH SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $825,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2010. Notary Public My Commission Expires:

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

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

Address New Owner As Follows:
Amir Alex Jahangir and Helen B. Jahangir
108 Loring Court
Nashville, TN 37220

Send Tax Bills To:
SAME

Map-Parcel Number:
132 130 100000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BANK OF NASHVILLE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AMIR ALEX JAHANGIR AND WIFE, HELEN B. JAHANGIR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Loring Court Resub of Lots 1, 2, 3 & 4 of Pyburn's Re-Subdivision of Lots 2 & 3 Oakhill Subdivision No. 1, of record as Instrument No. 20060920-0116537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of Nashville by Successor Trustee's Deed of record as Instrument No. 20091119-0106784, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070412-0043803, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, pages 172, 175, 178, and 181, said Register's Office.

4. Easement contained in instrument of record in Book 460, page 166, said Register's Office.

This is improved property known as: **108 Loring Court, Nashville, TN 37220.**

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, its successors and assigns, forever; and further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of January, 2010.

THE BANK OF NASHVILLE

By: _____ EVP
William Glaus, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM GLAUS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Executive Vice President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of January, 2010.

_____
Notary Public

My Commission Expires: 4-16-2013

SHANNON BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

394678.1/200738