WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024200 DEEDWARR
Recvd: 04/23/10 10:14 2 pgs
Fees:13.00 Taxes:281.20
20100423-0030741

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamerson Haddock	WR Starkey Mortgage, LLP	149-08-0-196.00
(NAME)	(NAME)	
616 Alison Court	5055 W. Park Blvd., Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Plano, TX, 75093	
(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/WE, **Ahad S. Nasab**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamerson Haddock**, an unmarried man hereinafter called the Grantees, 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 Lot No. 25-B on the plan of Zone Lot Division of Lots 10 through 16 and 18 through 43, Edge-O-Lake Subdivision, Section 21, as of record in Book 6250, Page 111, Register's Office for said county, together with a small portion of property being a part of Lot 25-A on said Zone Lot Division.

Said Lot No. 25-B fronts 35.34 feet on the northerly margin of Alison Court and extends back 143.89 feet on the westerly line and 158.54 feet on the easterly line to a dead line in the rear measuring 33 feet thereon, together with a small portion of property being part of Lot 25-A which is situated under a portion of the structure located on Lot 25-B which encroaches on Lot 25-A, as shown on the survey of John Kohl & Company, P.C., dated December 31, 1986 which is attached hereto and incorporated herein by reference.

Being the same property conveyed by Special Warranty Deed dated August 24, 2009 from Deutsche Bank National Trust Company, as Trustee for J.P.Morgan Mortgage Acquisition Trust 2007-HE1, Asset Backed Pass-Through Certificates, Series 2007-HE1 to Ahad S. Nasab as recorded on the 16th day of September, 2009 in Instrument No. 20090916-0086312, which references a purchase price of $43,500.00; Trustee's Deed from Shellie Wallace as Successor Trustee to Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-HE1, Asset Backed Pass-Through Certificates, Series 2007-HE1 as recorded on the 25th day of June, 2009 in Instrument No. 20090625-0059006 and Warranty Deed from Nancy Rogers, unmarried to Napoleon Glass, unmarried as recorded on the 23rd day of February, 2004 in Instrument No. 20040223-0020214, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 616 Alison Court, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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; 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 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 our hands this **21st** day of **April, 2010**

Ahad S. Nasab

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Ahad S. Nasab**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **April, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011