File No. 210070244

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100046897 DEEDWARR
Recvd: 07/30/10 14:52 2 pgs
Fees:13.00 Taxes:614.20
20100730-0059925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica S. Lillard	Jessica S. Lillard	05313014200
(NAME) 725 Jessica Taylor Dr.	(NAME) 725 Jessica Taylor Dr.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, WE, Farid H. Jannesar and Cherie M. Jannesar, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jessica S. Lillard, a single person, hereinafter called the grantee(s), HER 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. 73 on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792, 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Farid H. Jannesar and wife, Cherie M. Jannesar by Deed from Donald Woods, single, dated 10/27/1999 and filed for record on 11/04/1999 in Book 11731, Page 340, Register's Office for Davidson County, Tennessee.

CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 792-794, said Register's Office.

Restrictions of record in Book 7265, Page 655, as amended of record in Book 7464, Page 969, as amended of record in Book 7470, Page 126, as amended of record in Book 7799, Page 50, as amended of record in Instrument 20060126-0009811, said Register's Office.

By-Laws of record in Instrument 20030226-0025658, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7843, Page 982, Book 7507, Page 67, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 05313014200.

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 725 Jessica Taylor Dr., Madison, TN 37115
(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), HER 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), HER 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 28th day of July, 2010.

Farid H. Jannesar

Cherie M. Jannesar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Farid H. Jannesar and Cherie M. Jannesar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2010.

Commission expires:

11/10/13

Notary Public

File Number: 210070244

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY