BILL GARRETT, Davidson County
Trans:T20100052216 DEEDWARR
Recvd: 08/23/10 13:21 2 pgs
Fees:13.00 Taxes:323.75

20100823-0066461

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 30, 2014~~ 11-7-2011

(AFFIX SEAL)

MINDY CLAUD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory, Atty THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reza Tehrani **and Mohammadreza Tehrani**	BAC Home Loans Servicing, LP	162 02 0 120.00
(NAME)	(NAME)	
4109 Coleridge Drive	P. O. Box 650070	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, The 4109 Coleridge Drive Trust, First Jordan, LLC as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reza Tehrani, an unmarried man and Mohammadreza Tehrani, a married man, **a one-half interest each as tenants in common,** , 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. 168 of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to The 4109 Coleridge Drive Trust, First Jordan, LLC as Trustee by Warranty Deed from Terri Paulette Neal which deed was recorded March 30, 2006 as Instrument No. 20060330-0035876 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF COLEWOOD ACRES, SECTION 2, OF RECORD IN PLAT BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4158, PAGE 42, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 4109 Coleridge Drive, Antioch, TN 37013
(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 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, 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 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 my hand this 20th day of August, 2010.

THE 4109 COLERIDGE DRIVE TRUST, FIRST JORDAN, LLC AS TRUSTEE

BY: _____
Dain Lain, Chief Manager

File No.: 2010-0148
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dan Lain, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **The 4109 Coleridge Drive Trust, First Jordan, LLC as Trustee**, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 20th day of August, 2010.

My Commission Expires:
[redacted]
10-26-2013

Notary Public [redacted]

