BILL GARRETT, Davidson County
Trans:T20110001865 DEEDWARR
Recvd: 01/10/11 09:57 2 pgs
Fees:13.00 Taxes:74.00
20110110-0002522

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $20,000.00

Subscribed and sworn before me this the 6TH January, 2011.

Affiant

(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

my Commission expires 1-6-14

WARRANTY DEED

2010467

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
216 Centerview Drive, Suite 100 Brentwood, Tennessee 37027

Address of new owner:
Saeed Sassan
761 Old Hickory Blvd. ~~#302~~ Suite 104
Brentwood, TN 37027

Send tax bills to:
NEW OWNER

Map 160-11-B, Parcel 16 CO

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Farokh Fani

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Saeed Sassan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of Plat Stone Box Creek, of record in Plat Book 6900, page 103, Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Farokh Fani by Quitclaim Deed from Fariborz Ferdowsi, of record in Instrument No. 20021231-0162321, dated 12/19/2002, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, page 103 and surveyors correction in Book 7048, page 81, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7022, page 556; Book 7267, page 329; Book 9163, page 85; and Book 9423, page 513, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 5420 Stone Box Lane, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 6th day of January, 2011.

Farokh Fani

STATE OF TENNESSEE

State of Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named **Farokh Fani** ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this .

My commission expires: 1-6-14

Notary Public

