WARRANTY DEED

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: March 29, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peyman Behrouzi	New Owner	180040A14500
(NAME)	(NAME)	
2329 Forest Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110018474 DEEDWARR
Recvd: 03/30/11 10:11 2 pgs
Fees:13.00 Taxes:1098.90
20110330-0024336

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, **Alfredo Garcia and wife, Carolina Garcia**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Peyman Behrouzi, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 116 on the Plan of Highland Creek, Section Five of record in Instrument No. 200409150111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alfredo Garcia and wife, Carolina Garcia by Deed from Classic Homes BOS, LP, dated April 16, 2007 and filed for record on April, 19, 2007 in Instrument 20070419-0046599, Register's Office for Davdison County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 200409150111296, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 11568, Page 311 as amended in Instrument 200004130037474, said Register's Office.

By-Laws of record in Book 11568, Page 301, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 10316, Page 569; Book 10419, Page 504; Book 10419, Page 516 and Book 10569, Page 732, said Register's Office.

Stormwater Detention Agreement of record in Book 11338, Page 738, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200412290153516, said Register's Office.

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 2329 Forest Lake Drive, Nashville, TN 37211
(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), their heirs and/or 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), their heirs and/or 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 18th day of March, 2011.

Alfredo Garcia

Carolina Garcia

State of Tennessee
County of Williamson

Personally appeared before me Alfredo Garcia and Carolina Garcia, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2011.

Notary Public
My Commission Expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027