BILL GARRETT, Davidson County
Trans:T20110029489 DEEDWARR
Recvd: 05/18/11 09:35 2 pgs
Fees:13.00 Taxes:1328.30
20110518-0037967

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $359,000.00 Affiant Subscribed and sworn to before me, this 16th day of May, 2011. Notary Public My commission expires: 5/20/14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Azim Afzali **Safeha Afzali**	**New Owner**	**Map\Parcel: 172-09-0-A-089.00CO**
6512 Banbury Crossing		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

David C. Seibert and wife, Melinda Seibert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohammed Azim Afzali and Safeha Afzali, husband and wife

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. 89 on the Plan of Banbury Crossing, Section 2, of record in Plat Book 9700, Pages 605-609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David C. Seibert and wife, Melinda Seibert by Warranty Deed from The Jones Company of Tennessee, LLC, dated March 29, 2004, of record in Instrument No. 20040406-0038905, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Pages 605-609, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10369, Page 48, amended in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, 20041006-0120756, Instrument No. 20051020-0126681, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20020610-0070239, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 549, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 2930, Page 71, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10219, Page 518, Register's Office for DAVIDSON County, Tennessee.
Transmission Lines Easement of record in Book 2438, Page 392 and Book 1174, Page 153Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10633, Page 330, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 11497, Page 542, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 11187, Page 575, Register's Office for DAVIDSON County, Tennessee.

Restrictions of record in Book 4148, Page 75, Book 4148, Page 292, Book 4148, Page 240, Book 4148, Page 247, Book 4148, page 196, Book 4148, Page 254 and Book 4148, Page 261 , Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6512 Banbury Crossing, Brentwood, TN 37027.

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 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/our hand(s) this 16th day of May, 2011.

X _____
David C. Seibert

X _____
Melinda Seibert

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David C. Seibert and wife, Melinda Seibert , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2011.

_____
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **110245JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027