Box 13
#16380

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public

BILL GARRETT, Davidson County
Trans:T20110040059 DEEDWARR
Recvd: 07/05/11 11:53 3 pgs
Fees:18.00 Taxes:1311.65
20110705-0051158

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **June, 2011.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pouyan Javanbakht, John Sharifi and Mahnaz Sharifi	CMCO Mortgage LLC DBA Home Lending Source	
(NAME) 4600 Sterling Cross	(NAME) 7851 Freeway Circle	172140B07600CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Middleburg Heights, OH	
(CITY) (STATE) (ZIP)	(CITY) (STATE) 44130 (ZIP)	

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 acknowledged, WE, **James Walton Aldridge and Ann Willis Aldridge**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Pouyan Javanbakht, married, and John Sharifi and Mahnaz Sharifi, 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. 76 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Section I, Revision I, as of record in Instrument Number 20010313-0024108, 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 James Walton Aldridge and wife, Ann Willis Aldridge by Warranty Deed from Michael J. Moore and wife, Sarah L. Moore, dated December 2, 2003 and filed of record in Instrument Number 20031216-0179667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4600 Sterling Cross, Nashville, TN 37211

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, has 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 our hands this **29th** day of **June, 2011**.

James Walton Aldridge

Ann Willis Aldridge by James Walton Aldridge, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **James Walton Aldridge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **June, 2011**.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Walton Aldridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann Willis Aldridge, as her Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of James Walton Aldridge, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of June, 2011.

Notary Public

My Commission Expires:

_____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015