BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Valerie Oyen-Larsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of December 2011

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valerie Oyen-Larsen	Wells Fargo Bank N.A.	172030B07500CO
(NAME)	(NAME)	
5881 Woodlands Avenue	10401 Deerwood Park Blvd Bldg 1, 4th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Karen Khosravian , a single woman,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Valerie L. Oyen-Larsen, 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 all of Lot No. 75, on the plan of The Woodlands, Phase 2, a Planned Unit Development, of record in Plat Book 6900, Page 635, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Karen Khosravian, a single woman by Deed from Victoria K. Hansen and Matthew D. Hansen, wife and husband, dated 12/28/2006 and filed for record on 01/16/2007 in Instrument 200701160006082, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 497, Plat Book 6900, Page 635, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7334, Page 109, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7408, Page 250, as amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675, said Register's Office.
Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6710, Page 495, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7091, Page 428, said Register's Office.
Storm water Detention Agreement of record in Book 7336, Page 3, said Register's Office.
Deed of Conveyance of record in Book 8541, Page 230, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120000214 DEEDWARR
Recvd: 01/03/12 11:50 3 pgs
Fees:18.00 Taxes:675.25
20120103-0000269

Charter of record in Book 8454, Page 246, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8472, Page 310, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 5881 Woodlands Avenue, 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 my hand this 29th day of Dec, 2011.

Karen Khosravian

Karen Khosravian

State of Tennessee
County of Williamson

SEE ATTACHED

Personally appeared before me Karen Khosravian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

State of California)
)
County of CONTRA COSTA)

On 12/29/2011 before me, GINA CHEN (here insert name and title of the officer) personally appeared KAREN KHOSRAVIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gina G. Chen

GINA G. CHEN
Commission # 1954761
Notary Public - California
Contra Costa County
My Comm. Expires Oct 1, 2015