Return:

Bell Title
1616 Westgate Circle Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20120005379 DEEDWARR
Recvd: 01/23/12 15:53 2 pgs
Fees: 13.00 Taxes: 555.00
20120123-0006395

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2012.

Notary Public
My commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

07-1112-84669

Address of New Owner:	Send Tax Bills to:	Tax Information
Farrokh Amirsadri	New Owner	181-14-0-A
		171.00CO
8537 Calistoga Way		
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Renee Lassinger f/k/a Renee L. Howser, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Farrokh Amirsadri, an unmarried man, and Esfandiar Zafar, a married man, hereinafter called the Grantees, their successors 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 Unit No. 225 together with the appurtenant interest in the common elements of The Villas At Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060731-0092350 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration, said amendment recorded as Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Renee L. Howser, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership, dated February 14, 2007, recorded February 16, 2007 in Instrument No. 20070216-0019763, Register's Office for Davidson County, Tennessee.

Grantor warrants that subject property is not, nor ever has been the primary residence of her spouse.

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 property is improved property known as 8537 Calistoga Way, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18 day of January, 2012.

Renee Lassinger f/k/a Renee L. Howser

Renee Lassinger f/k/a Renee L.
Howser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Renee Lassinger f/k/a Renee L. Howser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18 day of January, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

