STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20120039949 DEEDWARR
Recvd: 05/31/12 13:01 2 pgs
Fees:13.00 Taxes:647.50
20120531-0047247

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-4418S

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Willem Nobrega, unmarried, and T.J. Nobrega, unmarried (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	147-1-31
4807 Hall Court (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (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 HEREBYACKNOWLEDGED, WE, **Omar S. Hamawandi and Dirakhshan Mu Hamawandi, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willem Nobrega, unmarried, and T.J. Nobrega, unmarried, as tenants in common with right of survivorship,** 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. 443 on the plan of CALDWELL HALL, SECTION 6, as shown by plat of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Omar S. Hamawandi and Dirakhshan Mu Hamawandi, husband and wife from Coyle Dalton Wright and wife, Amy Yearwood Wright, by Deed dated March 2, 1999, in Book 11369, Page 30, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3221, page 6 and Book 3251, page 543, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Dirakhshan Mu Hamawandi is signed by his/her duly appointed Attorney-in-fact Shami Hamawandi , pursuant to the Power of Attorney recorded in Instrument # 20120531-0047246, said Register's Office.
Dirakhshan Mu Hamawandi and Dra Hamawandi is one and the same person.

This is improved property, known as 4807 Hall Court, 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, 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. Whenever 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 25th day of May, 2012.

x _____ May 25, 2012
Omar S. Hamawandi Date

DIRAKHSHAN MU HAMAWANDI

By: x _____ May 25, 2012
Shami Hamawandi, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Omar S. Hamawandi , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of May, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Shami Hamawandi, Attorney-in-Fact for Dirakhshan Mu Hamawandi, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066