This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 25th day of June, 2012.

Notary Public
My commission expires: 7.25.2012

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Amir Zare | SWBC Mortgage Corporation | 115-2-105 |
| 1118 Sparta Road | 213 Overlook Circle Suite A-4 | |
| Nashville, TN 37205 | Brentwood, TN 37027 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHIRIN TABIBI AND SARA ZARE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMIR ZARE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Crest Meade, Section III, as of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirin Tabibi and Sara Zare, as joint tenants with rights of survivorship by deed from R. Brian Shaub, unmarried, dated April 24, 2008 of record in Instrument No. 20080425-0042503, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1118 Sparta Road, Nashville, TN 37205.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 25th day of June, 2012.

Shirin Tabibi

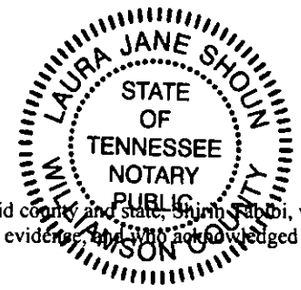
Shirin Tabibi

Sara Zare by Alireza Zare Attorney In-Fact

Sara Zare, by Alireza Zare as attorney in fact

BILL GARRETT, Davidson County
Trans:T20120047711 DEEDWARR
Recvd: 06/28/12 11:13 2 pgs
Fees:13.00 Taxes:1295.00
20120628-0056771

STATE OF TENNESSEE
COUNTY OF Williamson




Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirin Zare, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 7.25.2012

Notary Public

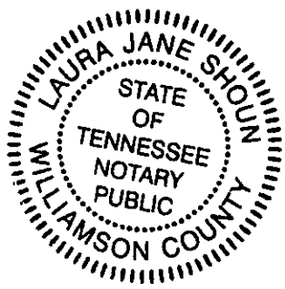
STATE OF TENNESSEE
COUNTY OF Williamson

On this 25th day of June, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared **Alireza Zare** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sara Zare**, by **Alireza Zare** Power of Attorney dated June 20, 2012, and who acknowledged that he executed the same as the free act and deed of **Sara Zare**.

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

My Commission Expires: 7.25.2012

Notary Public




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