BILL GARRETT, Davidson County
Trans:T20120056637 DEEDWARR
Recvd: 08/01/12 13:21 2 pgs
Fees:13.00 Taxes:285.28
20120801-0067955

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
File Number: BW12850

Send Tax Bills To:
Catherine M. Raff
3024 Wandering Drive
Kingsport, TN 37660

New Owner is:
Catherine M. Raff
449 Hickory Glade Drive
Antioch, TN 37013

MAP: 162-01-0C

PARCEL: 114.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Maysam Sarfaraz and Sedigheh Afzali**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Catherine M. Raff, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **449 Hickory Glade Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 114 on the Plan of Hickory Glade, Phase 2, of record in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Maysam Sarfaraz and Sedigheh Afzali, as tenants in common, by Quitclaim Deed from Maysam Sarfaraz, unmarried, dated 5/12/03 and recorded 6/4/03 in Instrument No. 20030604-0076940; and being the same property previously conveyed to Maysam Sarfaraz, unmarried, by Warranty Deed from Pamela Sherar and Renee Judkins, sole heirs at law of Rita Simpson, recorded 6/4/03 in Instrument No. 20030604-0076939, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same

and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of July, 2012.

GRANTOR(S):

MAYSAM SARFARAZ

SEDIGHEH AFZALI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Maysam Sarfaraz and Sedigheh Afzali**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of July, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$77,104.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of July, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____