WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$349,000.00~~ $330,009.00

Mary B. Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF AUGUST, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04679 SHARIFI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amrollah Sharifi and Haydeh Sharifi, and Naim Sharifi	NEW OWNER	131-9-36.00
4605 Toddington Drive	118 Allenhurst Circle	
Nashville, TN 37215	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARJORIE P. ROGERS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMROLLAH SHARIFI , AND WIFE, HAYDEH SHARIFI AND NAIM SHARIFI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 4605 Toddington Drive, Nashville, TN 37215

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 our hand on the 2ND DAY OF AUGUST, 2012.

Marjorie P. Rogers by Charlene Pickle Judd, attorney in fact
Marjorie P. Rogers by Charlene Pickle Judd, attorney in fact

Marjorie P. Rogers by Linda Chunn Mathews, attorney in fact
Marjorie P. Rogers by Linda Chunn Mathews, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 2ND DAY OF AUGUST, 2012, before me personally appeared Charlene Pickle Judd and Linda Chunn Mathews to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of **Marjorie Pickle Wanninger** and acknowledged that they executed the same as the free act and deed of said **Marjorie Pickle Wanninger.**

Witness my hand and official seal at ~~Franklin, Tennessee~~

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

Davidson County DEEDWARR
Recvd: 08/02/12 15:17 2 pgs
Fees:13.00 Taxes:1221.00
20120802-0068739

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 14 on the Plan of Section III, Seven Hills, as of record in Book 2663, Page 89, Register's Office for said County. Said lot fronts 224.2 feet on the West side of Toddington Drive and runs back 471.9 feet on the South line and 488.8 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to William Rogers* and wife, Marjorie P. Rogers** by Warranty Deed from Haury & Smith Contractors, Inc., recorded on the 13th day of October, 1961 in Deed Book 3284, Page 615, in the Register's Office of Davidson County, Tennessee.

*William Rogers since having died on September 2, 1972.
**Marjorie P. Rogers aka Marjorie Pickle Rogers aka Marjorie Pickle Wanninger

This instrument is being executed in behalf of Marjorie P. Rogers pursuant to a power of attorney executed by the same on 05/23/2008, and being filed for in Instrument 20120711-0061014, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016