THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060984 DEEDWARR
Recvd: 08/15/12 16:17 3 pgs
Fees:18.00 Taxes:259.00
20120815-0073186

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**.

Affiant

Sworn to and subscribed before me this 13 day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Andrew Tilghman	Same	08203035900
P.O. Box 40124		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Hassan Eslami**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Andrew Tilghman**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sharpe and Horn's First Addition to North East Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Jim A. Attar and Hassan Eslami by order of the Chancery Court for Davidson County, Tennessee of record in Instrument Nos. 20110308-0018547 and 20120606-0049515, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1023 Stainback Avenue, Nashville, TN 37207.
>
> The above-described property is not the place of usual residence of Grantors, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the

said Grantee, his 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 13th day of August, 2012.

JIM A. ATTAR

HASSAN ESLAMI

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, **Jim A. Attar and Hassan Eslami**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of August, 2012.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
5-20-14

RESIDENTIAL OWNER'S AFFIDAVIT AND INDEMNITY AGREEMENT

STATE OF TN
COUNTY OF Davidson

Commitment No.: _____ **(hereinafter "the Commitment")**

Before me, the undersigned Notary Public in and for said County and State, personally appeared Hassan Eslami Jim Hfar (hereinafter "Affiant"), known to me and being first duly sworn, depose(s) and say(s):

1. That Hassan Eslami Jim Hfar own(s) the following real property in Davidson County, TN (hereinafter "the Property"):

2. That said owner(s) is/are in possession of the Property, which is a one-to-four family, residentially improved lot or condominium unit.

3. That all indebtedness due anyone for labor, materials, or services which might be liens on the Property are fully paid, except (if none, check "none"): ☒NONE

4. That no outstanding security interest under the Uniform Commercial Code has been perfected against the improvements on the Property, except (if none, check "none"): ☒NONE

5. That there are no judgments, pending litigation, executions or attachments, in or from any court affecting the Property, except (if none, check "none"): ☒NONE

6. That no bankruptcy proceeding in any Federal Court has been filed against or by any owner of the Property, except (if none, check "none"): ☒NONE

7. There is no outstanding contract of sale, conveyance or encumbrance affecting the Property, except (if none, check "none"): ☒NONE

8. That all persons who have executed or will execute instruments conveying or encumbering the Property are at least 18 years old and are free from legal disability.

9. That, other than as shown in the Commitment, there are no outstanding mortgage or deed of trust liens affecting the Property, except (if none, check "none"): ☒NONE

10. That, to the best of Affiant's knowledge, the Property has pedestrian and vehicular access.

11. That, to the best of Affiant's knowledge, the Property is not improved by a mobile home or manufactured home that has not been permanently affixed in compliance with State law;

12. That, to the best of Affiant's knowledge, no violations of zoning ordinances, subdivision laws or restrictions have taken place with respect to the Property.

13. That, to the best of Affiant's knowledge, no improvements have been made to the Property without obtaining a proper building permit where one was required.

14. That, to the best of Affiant's knowledge, there are no boundary line disputes, claims, encroachments or other fact(s) that would affect the total area of the land or the boundaries of the land to be insured.

15. That since the last effective date of the Commitment, the status of the title to the Property set forth therein has not changed, and, further, no defects, liens, encumbrances, adverse claims or other matters have occurred or have been created which would give rise to a claim under any policy to be issued to the purchaser(s) or mortgagee(s) in connection with this transaction.

16. That Affiant is not a "foreign person", but rather is a "United States person" within the meaning of Section 7701(a)(30) of the Internal Revenue Code of 1986, as amended (the "Code") and that the undersigned is making the statements set forth herein for the purpose of releasing the Purchaser and/or Settlement Agent from any withholding obligation which might otherwise be imposed under Section 1445(a).

17. That the Affiant makes this statement for the express purposes of inducing Lawyers Title Insurance Corporation/Commonwealth Land Title Insurance Company (hereinafter collectively "Company") to insure title to the Property to be free from adverse claims or liens not herein stated, and of enabling said owner(s) to receive the consideration for sale, lease or mortgage of the Property. Affiant guarantees and warrants the statements of fact herein, which shall be construed as a continual contractual obligation in favor of the Company. Further, in consideration of the issuance of title insurance by the Company as aforesaid, the Affiant agree(s) to indemnify and hold harmless the Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing this agreement.

Jim Hfar

Hassan Eslami

Subscribed and sworn to before me this the 13 day of August 2014

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5-20-14