WARRANTY DEED

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $787,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **December, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donice Stimeare	PrimeLending, A PlainsCapital Company	182010A05700CO
(NAME)	(NAME)	
921 Morning Rd.	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Robert Taeidkashani**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donice Stimeare and husband Scott D Stimeare**, 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. 57, on the Plan of Phase One, Section Two, Sunset Hills RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Taeidkashani by Warranty Deed from SAF Properties dated September 5, 2012 of record in Instrument No. 20120905-0080190, Register's Office of Davidson County, Tennessee. Previously being a portion of the same property conveyed to SAF Properties by deed from Charles R. Dornan and wife, Martha J. Dornan, dated May 15, 2003 of record in Instrument No. 20030523-0070966, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 921 Morning Rd., Cane Ridge, TN 37013

BILL GARRETT, Davidson County
Trans:T20120098313 DEEDWARR
Recvd: 12/26/12 10:26 2 pgs
Fees:13.00 Taxes:693.75

20121226-0118544

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, has 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. 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 hands this **14th** day of **December, 2012**

Robert Taeidkashani

Robert Taeidkashani

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Robert Taeidkashani**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **December, 2012**

Notary Public

My commission expires: Aug. 23, 2016

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON