BILL GARRETT, Davidson County
Trans: T20130033531 DEEDWARR
Recvd: 04/24/13 10:22 2 pgs
Fees: 13.00 Taxes: 407.00

20130424-0040616

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013040010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $110,000.00

Sworn to and subscribed before me this 23rd day of April, 2013.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015

Address of New Owner:
Raquel Warchol
7413 Sun Peaks Drive
Vernon, B.C., Canada V1B4C7

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
161-160A-153.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neda Iranpour, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raquel Warchol, unmarried, and David Warchol, married, as Tenants in Common with RIGHT of Survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 153 on the Plan of Townhomes of Shadow Glen as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403150029248, as supplemented in Instrument No. 200407130083179, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument 200407200086706, corrected in Instrument 200403170030572, corrected in Instrument 20040720086707, further supplemented in Instrument 200410210126776, Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 200505200056887, and 200510070121715, 200511070134921, 20051207-0147464 and 200601240009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Neda Iranour, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument 20111004-0076931, Register's Office for Davidson County, Tennessee, dated September 30, 2011, recorded October 4, 2011. Further being the same property conveyed to Neda Iranour, unmarried by Quitclaim Deed from Hadi Ahmadzadegan, unmarried, of record in Instrument 20130424-0040615, Register's Office for Davidson County, Tennessee.

This is improved property formerly known as 5845 Nolensville Pike, Unit 522, Nashville, TN 37211 and now known as **522 Shadow Glen Drive, Nashville, TN 37211.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 23rd day of April, 2013.

Neda Iranpour

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Neda Iranpour, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015