THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1233

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alireza Sheibani Madraji 5125 Walnut Park Drive Brentwood, TN 37027	New Owner	163-02-0B-002.00 163-02-0B-003.00

BILL GARRETT, Davidson County
Trans:T20130033553 DEEDWARR
Recvd: 04/24/13 10:48 2 pgs
Fees:13.00 Taxes:92.50
20130424-0040633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

L.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Carl D. Krantz, Sr., ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Alireza Sheibani Madraji ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot Nos. 2 and 3 on the plat of Berkeley Hall, Phase Five-Section One of Hickory Highlands, P.U.D., of record in plat recorded in Instrument No. 20050125-0008851, correction in Instrument No. 20050223-0019584, First amendment to Berkley Hall, Phase Five-Section One of Hickory Highlands, P.U.D. of record in Instrument No. 20050706-0077601, correction in Instrument No. 20050725-0086047, correction in Instrument No. 20050725-0086048, and ratification recorded in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Carl D. Krantz, Sr., by Special Warranty Deed from Regions Bank, dated January 20, 2011, of record in Instrument No. 20110125-0006797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **104 & 108 Took Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **April, 2013.**

GRANTOR(S)

Carl D. Krantz, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carl D. Krantz, Sr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **24th** day of **April, 2013.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017