BILL GARRETT, Davidson County
Trans:T20130044506 DEEDWARR
Recvd: 05/29/13 09:38 3 pgs
Fees:18.00 Taxes:1576.20

20130529-0053826

File Box 9B

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 31213-05-2013
File Box 9B

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $426,000.00.

Affiant

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

Notary Public

My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Betty Wentworth 117 Clarendon Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 143 020 A 08700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Afshin M. Yazdian and wife, Laura J. Yazdian**, (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Betty Wentworth** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 655 Harpeth Trace, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of May, 2013.

Afshin M. Yazdian

Laura J. Yazdian, by Afshin M. Yazdian,
as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Afshin M. Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Afshin M. Yazdian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Laura J. Yazdian, and he is authorized by Laura J. Yazdian to execute this instrument on her behalf.

Witness my hand, at office, this 24th day of May, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, The Pointe, of record in Plat Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Afshin M. Yazdian and Bruce B. Yazdian by deed dated February 3, 1999, from Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, of record in Book 11327, page 684, Register's Office for Davidson County, Tennessee. Bruce B. Yazdian conveyed his interest in subject property to Afshin M. Yazdian by quitclaim deed of record in Book 11411, page 515, Register's Office for Davidson County, Tennessee. Afshin M. Yazdian conveyed his interest in subject property to Afshin M. Yazdian and wife, Laura J. Yazdian by quitclaim deed of record in Instrument No. 20000225-0018590, and by deed of correction in Instrument No. 20030806-0111925, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated among the parties and assumed by Grantee.
2. Declaration of Covenants, Conditions and Restrictions for The Pointe of record in Book 7564, page 1, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5380, page 357, as supplemented in Book 6274, page 148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of The Pointe Homeowners Association, Inc., of record in Book 7563, page 987, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to The Pointe Homeowners Association, Inc. of record in Book 7788, page 262, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of The Pointe Homeowners Association, Inc. of record in Book 7563, page 981, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 932, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5360, page 320, and Book 5364, page 882, Register's Office for Davidson County, Tennessee.
9. Easement for for access roads, reservoir, pumping station site, and water mains and appurtenances, of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.
10. Easement for water mains and appurtenances of record in Book 5142, pages 690 and 694, Register's Office for Davidson County, Tennessee.
11. Easement for overhead line of record in Book 6407, page 892, Register's Office for Davidson County, Tennessee.
12. Easement for overpass construction of record in Book 5102, page 956, Register's Office for Davidson County, Tennessee.