BILL GARRETT, Davidson County
Trans:T20130053065 DEEDWARR
Recvd: 06/24/13 09:46 2 pgs
Fees:13.00 Taxes:638.25
20130624-0064296

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~172,500.00~~ Affiant Subscribed and sworn to before me, this 13th day of June, 2013. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FARHAD DAVACHI	**CASH**	**141070B05600CO**
363 Jones Parkway		
Brentwood, TN. 37027		

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 ACKNOWLEDGE, WE,

ABDENOUR BENABDELOUED and WIFE, EDITA BENABDELOUED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FARHAD DAVACHI and MEHRNOOSH DAVACHI, HUSBAND AND WIFE

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. 114 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Plat book 7900, page 741, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abdenour Benabdeloued and wife, Edita Benabdeloued by Warranty Deed from Brian W. Gibbs, a married man, WIlliam T. Neathamer III, an unmarried man, dated 02/17/2006 recorded on 02/22/2006 in Instrument No. 20060222-0020932 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6936 SOMERSET FARMS CIR, NASHVILLE, TN 37221.

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, have a good right to convey it and the same in 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 my/our hand(s) this 13th day of June, 2013.

ABDENOUR BENABDELOUED

EDITA BENABDELOUED BY ABDENOUR BENABDELOUED, ATTORNEY IN FACT

by Abdenour Benabdeloued Attorney Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ABDENOUR BENABDELOUED, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 ABDENOUR BENABDELOUED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument on behalf of EDITA BENABDELOUED as her Attorney-in-fact, as the free act and deed of the within named EDITA BENABDELOUED.

Witness my hand, at office, this 13th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY