BILL CARRETT, Davidson County
Trans:T20130056996 DEEDWARR
Recvd: 07/03/13 14:51 2 pgs
Fees:13.00 Taxes:998.63
20130703-0069266

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1264

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tony B. Wright,Sr. 732 Hardys Court White Creek, TN 37189	Peoples Home Equity 214 Centerview Drive Suite 250 Brentwood, TN 37027	040090A01700CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 8/23/16
(Affix Seal)

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 **Alireza Sheibani Madraji, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto Tony B. Wright Sr and Valerie N Wright, husband and wife **("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 17, FINAL PLAT, WHITES CREEK MANOR, R-15 CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20061130-0148061, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Margie H. Binkley, joined by her husband, Richard C. Binkley to Best Built Construction, Inc., a Tennessee Corporation as recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157225; a portion of Quitclaim Deed from Best Built Construction, Inc., a Tennessee corporation to Hamidreza Parsa as recorded on the 16th day of May, 2012 in Instrument No. 20120516-0042409 and a portion of Quit Claim Deed from Hamidreza Parsa to Alireza Sheibani Madraji as recorded on the 15th day of April, 2013 in Instrument No. 20130415-0037402, in the Register's Office of 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 GRANTORS paying their prorated share thereof to GRANTEES 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 instrument is executed on behalf of Alireza Sheibani, by Javad Salimi, pursuant to a Power of Attorney executed by Alireza Sheibani Madraji on October 15, 2012, of record in Instrument No. 20130429-0042286, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is Improved property located at: **732 Hardys Court, White Creek, TN 37189**

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 **28th** day of **June, 2013.**

GRANTOR(S)
Alireza Sheibani Madraji
by Javad Salimi Attorney in Fact
Alireza Sheibani Madraji by Javad Samili, his
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Javad Salimi** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Alireza Sheibani Madraji,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **June, 2013.**

Deborah L. Bissell
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed