BILL GARRETT, Davidson County
Trans:T20130057464 DEEDWARR
Recvd: 07/05/13 13:37 3 pgs
Fees:17.00 Taxes:1035.63

20130705-0069857

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1386

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mario Mitchell 732 Hardys Court White Creek, TN 37189	Mario Mitchell 732 Hardys Court Whites Creek, TN 37189	40-9-A-16.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Jason K McCoy
Affiant

Subscribed and sworn to before me, this the 1st day of July, 2013.

Kristin Howell
Notary Public

My Commission Expires: 4/20/15

(Affix Seal)

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 **Mario Mitchell, a married man ("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 No. 16 on the plan of Whites Creek Manor, as of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Alireza Sheibani Madraji by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in Instrument No. 20130415-0037402, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Hamidreza Parsa by Quitclaim Deed dated May 13, 2012, in Instrument No. 20120516-0042409, said Register's Office, and further being a portion of the property conveyed to Best Built Construction, Inc., a Tennessee corporation by Warranty Deed dated December 11, 2006, in Instrument No. 20061221-0157225, said Register's Office.

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, byławs, 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: **729 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 **1st** day of **July, 2013.**

GRANTOR(S)

Alireza Sheibani Madraji
By Javad Salimi Attorney in fact

Alireza Sheibani Madraji by Javad Salimi, his
Attorney-in-Fact

STATE OF TENNESSEE

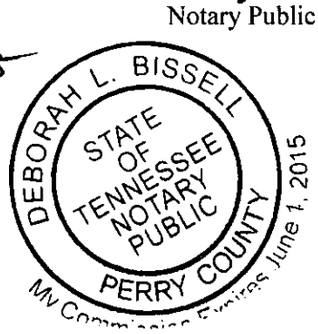
COUNTY OF DAVIDSON

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 **1st** day of **July, 2013.**

Deborah Bissell
Notary Public

My Commission Expires: 6-1-2015



To
Warranty Deed

FROM: Alireza Sheibani Madraji

TO: Mario Mitchell, a married man

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Javad Salimi, Affiant

Sworn to and subscribed before me this 1st day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015

