BILL GARRETT, Davidson County
Trans:T20130062929 DEEDWARRSP
Recvd: 07/24/13 10:30 3 pgs
Fees:18.00 Taxes:244.57

20130724-0076393

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12558

State of TN
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $66,100.00
Affiant
Subscribed and sworn to before me, this 16th day of July, 2013.
Notary Public
My Commission Expires: 8-5-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel Number(s) 09615009600/

Address of New Property Owner(s):	Send Tax Bills To:
Farokh Fani	Farokh Fani
3300 Ironwood Drive	1453 Bell Road, Ste 106
Nashville, TN 37214	Nashville, TN 37211

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Urban Financial Group, Inc.** said grantor does hereby bargain, sell, transfer and convey unto **Farokh Fani**, _____, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 3300 Ironwood Drive, Nashville, TN 37214
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Farokh Fani**, and his/her/their assigns, forever.

Said **Urban Financial Group, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Urban Financial Group, Inc.**, has executed this deed this 2 day of July, 2013.

Urban Financial Group, Inc.

By: _____

CHRISTIAN ETIENNE
Name:

VICE PRESIDENT
Title:

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Christian Etienne, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of said **Urban Financial Group, Inc.**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 2 day of July, 2013.

Karen Maples
Notary Public

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

My Commission expires: 5-1-17

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12558
Property: 3300 Ironwood Drive, Nashville, TN 37214

EXHIBIT "A"

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 208 on the Plan of Hickory Bend Subdivision, Section 4, of record in book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Urban Financial Group, Inc. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated December 18, 2012 and recorded December 20, 2012 in Instrument No. 20121220-0117285, Register's Office for Davidson County, Tennessee.