THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1513

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Veronica Wright 4979 Sherman Oaks Drive Nashville, TN 37211	1Freedom Direct Corp. 2363 South Foothill Dr. Salt Lake City, UT 84109	148-01-0-217.00

BILL GARRETT, Davidson County
Trans:T20130076525 DEEDWARR
Recvd: 09/04/13 14:56 2 pgs
Fees:13.00 Taxes:614.20
20130904-0093291

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 7/24/17
(Affix Seal)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Farzad Kamtarin, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Veronica Wright, unmarried ("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. 333 as shown on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, amended in Plat Book 4480, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said Lot No. 333 fronts 82.88 feet on the westerly side of Sherman Oaks Drive and extends back 121.72 feet on the southerly line and 161.7 feet on the northerly line to a dead line in the rear measuring 76.9 feet thereon.

Being the same property conveyed to Farzad Kamtarin, by Special Warranty Deed from Bank of America, N.A., dated April 4, 2013, recorded April 10, 2013 of record in Instrument No. 20130410-0035277, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

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 is Improved property located at: **4979 Sherman Oaks Drive, Nashville, TN 37211**

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 **30th** day of **August, 2013.**

GRANTOR(S)

Farzad Kamtarin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Farzad Kamtarin** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **August, 2013.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015