WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077259 DEEDWARR
Recvd: 09/06/13 08:56 3 pgs
Fees:18.00 Taxes:795.50
20130906-0094134

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2013.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amir Hossein Fahimi	Fifth Third Mortgage Company	141-15-0D-23.00
(NAME)	(NAME)	
7609 Staffordshire Drive	5050 Kingsley Drive, MDMOB25	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45239	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Vlad S. Yanovsky, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amir Hossein Fahimi,* 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:

* and wife, Megan Mahdavi,

Land in Davison County, Tennessee, being Lot No. 23 on the Plan of Phase I, "Sheffield" on the Harpeth, of record in Book 6900, Page 10 and 11, Register's Office for Davidson County, Tennessee

Said Lot No. 23, which is a corner lot, fronts 70.00 feet on the southerly margin of Wexford Point, front 80.45 feet on the southwesterly margin of Staffordshire Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 114.34 on the southeasterly line and 113.28 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Vlad S. Yanovsky, by deed of record in Instrument Number 2010120-0098646, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of "Sheffield" on the Harpeth, of record in Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee. Covenants of record in Book 6925, Page 900, Book 7145, Page 954, Book 7145, Page 964, Book 8146, Page 463, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat record in Book 6900, Page 9 and Book 6900, Page 395, Register's Office for Davidson County, Tennessee. Charter of Sheffield on the Harpeth HOA record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7609 Staffordshire Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 29 day of Aug, 2013.

Vlad S. Yanovsky

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vlad S. Yanovsky, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Contra Costa, California this 29 day of Aug, 2013.

Commission expires: 7-11-14

Notary Public

Please see attached for Seal

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Contra Costa

On August 29, 2013 before me, Maria Luisa Azevedo, Notary Public,
(Here insert name and title of the officer)

personally appeared Vlad S. Yanovsky,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

MARIA LUISA AZEVEDO
COMM. # 1895232
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. JULY 11, 2014

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8/29/13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document