BILL GARRETT, Davidson County
Trans:T20130080838 DEEDWARR
Recvd: 09/18/13 11:14 2 pgs
Fees:13.00 Taxes:240.50
20130918-0098319

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1525

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamid Doust 5954 Temple Road Nashville, TN 37221	New Owner	156-9-46.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **Wilson L. Clifton, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hamid Doust ("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. 21 on the Final Plat of Revision Three, Chase Creek, as of record in Instrument No. 20050725-0086191, 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 the same property conveyed to Wilson L. Clifton, unmarried by Warranty Deed from Chase Creek, LLC, dated June 20, 2002, filed July 3, 2002, in Instrument No. 20020703-0080125, Register's Office for 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 GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Final Plat of Revision Three, Chase Creek, recorded in Instrument No. 20050725-0086191, Register's Office for Davidson County, Tennessee, (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 616 and Book 10659, page 914, Register's Office for Davidson County, Tennessee, (5) Charter for Homeowners Association of record in Book 10391, page 570, Register's Office for Davidson County, Tennessee, (6) Public Utility Easement of record in Book 10232, page 329, Register's Office for Davidson County, Tennessee, (7) Easement granted to BellSouth Telecommunications of record in Book 10767, page 5, Register's Office for Davidson County, Tennessee, (8) Order regarding sidewalks and plat revision of record in Instrument No. 20050722-0085740, Register's Office for Davidson County, Tennessee, and (9) other matters of public record.

This is unimproved property located at: **8113 Chaseview Court, Nashville, TN 37221**

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 **13th** day of **September, 2013.**

GRANTOR(S)

Wilson L. Clifton

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 **Wilson L. Clifton** 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 free Act and Deed.

Witness my hand and official seal on this the **13th** day of **September, 2013.**

Notary Public

My Commission Expires: