BILL GARRETT, Davidson County
Trans:T20130082888 DEEDWARR
Recvd: 09/25/13 10:56 2 pgs
Fees:13.00 Taxes:592.00

20130925-0100676

COLLEEN B. SINGLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before me, this 4th day of September, 2013. Notary Public My commission expires: 3/3/2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BaWan Babanzadeh	**New Owner**	**Map\Parcel: 181-11-0-C-290.00CO**
8312 Rossi Road		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Jason Dean and wife, Megan Dean

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BaWan Babanzadeh

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Unit 277 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jason Dean and wife, Megan Dean by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20081203-0117183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 amended in Instrument No. 20080318-0027346, Instrument No. 20070130-0012170, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20071213-0143550 and Instrument No. 20061228-0160255, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pond of record in Instrument No. 20071025-0010032, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20051031-0130768, Register's Office for DAVIDSON County, Tennessee.
Maintenance Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20070509-0055790, Register's Office for DAVIDSON County, Tennessee.

Utility and Drainage Easement of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for DAVIDSON County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20071023-0125249, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Instrument No. 20071120-0136050, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20050922-0114218, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8312 Rossi Road, Brentwood, TN 37027.

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 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 except as 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/our hand(s) this 4th day of September, 2013.

Jason Dean by RJM Attorney in Fact
Jason Dean
By: Russell J. McCann, Attorney-in-Fact

Megan Dean by RJM Attorney in Fact
Megan Dean
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jason Dean and wife, Megan Dean, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jason Dean and wife, Megan Dean, and is authorized by Jason Dean and wife, Megan Dean, to execute this instrument on his/her behalf.

Witness my hand, at office, this 4th day of September, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **130593JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027