BILL GARRETT, Davidson County
Trans: T20130086298 DEEDWARRSP
Recvd: 10/04/13 15:42 3 pgs
Fees: 18.00 Taxes: 303.40
20131004-0104795

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Mahmood Sarfaraz
221 Benzing Road
Antioch, TN 37013

SEND TAX BILL:
Mahmood Sarfaraz
221 Benzing Road
Antioch, TN 37013

MAP AND PARCEL:
16200005300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2013.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Raymond Watson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1336, has this day bargained and sold, and do hereby transfer and convey unto **Mahmood Sarfaraz and wife, Sedigheh Afzali**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 221 Benzing Road, Antioch, TN 37013.

And now **Peggy D. Mathes, Administrator of the Estate of Raymond Watson,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Mahmood Sarfaraz and wife, Sedigheh Afzali**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th October, 2013.

Estate of Raymond Watson

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Raymond Watson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1336 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 4th October, 2013.

NOTARY PUBLIC

TERRY B. WADDELL ★ TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2013-148

EXHIBIT A

Land in the 5th Civil District of Davidson County, being part of Tract I of E. A. Rollers, 40.85 tract described according to a survey by Charles D. Wallis of March 24, 1977, as follows:

Beginning at an iron pin in the East margin of Benzing Road at the original Southwest corner of Rollers tract and conveyed by deed in Book 236, page 136, said Register's office, being the Northwest corner of Cliford Thomas, Sr. property, thence along road North 25 deg. 15' East 145.1 feet to the Southwest corner of property conveyed to Frank Goodwin and wife, of record in Book 5143, page 799, thence South 89 deg. 39' East 439.73 feet to a point in fence line Goodwin's Southeast corner; thence along fence line South 25 deg. 15' West 128.1 feet to an iron pin in Thomas' North line; thence with fence row North 85 deg. 45' West 441.5 feet to the point of beginning.

Being the same property conveyed to Raymond Watson and wife, Hattie Watson by deed from Betty Ann Paul, unmarried, of record in Book 5426, page 732, Register's Office for Davidson County, Tennessee. Raymond Watson and Hattie Watson having divorced, Hattie Watson pursuant to the Marital Dissolution Agreement of record in the Fourth Circuit County for Davidson County, Tennessee, Docket No. 96D-1866, Quitclaimed her interest to Raymond Watson of record in Book 10114, page 844, said Register's Office. Raymond Watson having died on 7/27/12, intestate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1336, declared Raymond Watson Estate to be insolvent and the real estate should be brought into the estate and sold by Peggy D. Mathes, Administrator.