BILL GARRETT, Davidson County
Trans:T20130089903 DEEDWARR
Recvd: 10/18/13 11:55 2 pgs
Fees:13.00 Taxes:1035.63
20131018-0109060

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1517

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gilbert Bass Tusha Bass 1800 Pallas Drive Madison, TN 37115	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	40-9-A-21.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. R13517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Tusha Bass 10/15/13
Affiant

Subscribed and sworn to before me this the 15th day of October, 2013.

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Notary Public

My Commission Expires: 12/21/15
(Affix Seal)

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 **Javad Salimi, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gilbert Bass and Tusha Bass, husband and wife ("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 plan of Whites Creek Manor, as of record in Instrument No. 20061130-0148061, 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 a portion of the property conveyed to Javad Salimi by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in Instrument No. 20130415-0037400, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Hamidreza Parsa by Quitclaim Deed dated May 13, 2012, in Instrument No. 20120516-0042409, said Register's Office, and further being a portion of the property conveyed to Best Built Construction, Inc., a Tennessee corporation by Warranty Deed dated December 11, 2006, in Instrument No. 20061221-0157225, said Register's Office.

This conveyance is made subject to (1) Property taxes for the year 2014, 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 their prorated share thereof to GRANTEE 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 property is not a marital residence of the Grantor 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 is Improved Unimproved property located at: **716 Hardys Court, Whites Creek, TN 37189**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **October, 2013.**

GRANTOR(S)

Javad Salimi

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 **Javad Salimi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they 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 **15th** day of **October, 2013.**

Notary Public

My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015