BILL GARRETT, Davidson County
Trans: T20130092658 DEEDWARR
Recvd: 10/29/13 14:40 2 pgs
Fees: 13.00 Taxes: 1017.50
20131029-0112409

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)
Noelle B. Wright Christine L. Kidder 728 Hardys Court Whites Creek, TN 37189	SAME	40-9-A-18.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Christine L Kidder
Affiant

Subscribed and sworn to before me, this the 24th day of October, 2013.

Notary Public

My Commission Expires: 6/16/15
(Affix Seal)

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 **Seyed Mohammad Hassan Saifzadeh, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Christine L. Kidder and Noelle B. Wright, Tenanty by the Entirety, with full rights of survivorship ("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. 18 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 Seyed Mohammad Hassan Saifzadeh by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in Instrument No. 20130415-0037401, 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 property is not a marital residence of the Grantors 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 property located at: **728 Hardys Court, Whites Creek, TN 37189**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. The 2013 property 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 instrument is executed on behalf of Seyed Mohammad Hassan Saifzadeh, by Durable General Power of Attorney pursuant to a Power of Attorney executed by Javad Salimi on April 3 2013, of record in Instument No.20130913-0096913, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 **24th** day of **October, 2013.**

GRANTOR(S)

Seyed Mohammad Hassan Saifzadeh by Javad Salimi Attorney in Fact

Seyed Mohammad Hassan Saifzadeh by Javad Salimi, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Javad Salimi** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Seyed Mohammad Hassan Saifzadeh,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **24th** day of **October, 2013.**

L. M. Corriveau

Notary Public

My Commission Expires:

