WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,750.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing		173-04-0A
(NAME)	(NAME)	(MAP)
5125 W. Oak Highland Drive	NEW OWNER	122.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Arian Deihim-Panah and Mohammad Oftadeh, Co-Executors of the Estate of Mohammad Ali Deihim Panah,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **American Residential Leasing Company LLC,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432, 433, 434 and 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohammad Ali Deihim Panah by Deed from Yazdian Construction, Inc. of record in Book 9842, page 222, Register's Office for Davidson County, Tennessee, dated October 19, 1995 recorded on October 30, 1995. The said Mohammad Ali Deihim Panah having since died, leaving a Last Will and Testament, Docket No. 12P1482, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5125 W. Oak Highland Drive, Antioch, Tennessee 37013

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, their heirs and assigns forever; and we do covenant with 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130102609 DEEDWARR
Recvd: 12/06/13 13:10 2 pgs
Fees:13.00 Taxes:735.38
20131206-0124425

Witness my/our hand(s) this 2nd day of December, 2013.

Arian Deihim-Panah, Co-Executor

Mohammad Oftadeh, Co-Executor

STATE OF NEW HAMPSHIRE
COUNTY OF Cheshire

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Arian Deihim-Panah, Co-Executor of the Will of Mohammad Ali Deihim Panah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Co-Executor of the Will of Mohammad Ali Deihim Panah, executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Shipping Shack, New Hampshire, on this the 29 day of November, 2013.

Notary Public

My Commission Expires: 11-6-18

BRYANT R. BEAULIEU, Notary Public
My Commission Expires November 6, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mohammad Oftadeh, Co-Executor of the Will of Mohammad Ali Deihim Panah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Co-Executor of the Will of Mohammad Ali Deihim Panah, executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of December, 2013.

Notary Public

My Commission Expires: 1/9/2016

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE