Davidson County DEEDWARR
Recvd: 12/13/13 11:05 4 pgs
Fees:23.00 Taxes:961.63
20131213-0126347

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1747

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mona Mashayekhi Gary Henriksen 5125 Traceway Drive Nashville, TN 37221	Fifth Third Mortgage Company 5050 Kingsley Drive Cincinnati, OH 45263	155-16-0-A-185.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Hallie Starnes
Affiant

Subscribed and sworn to before me, this the 12th day of December, 2013.

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-17
(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 **Frank A. Greco and Margaret E. Click, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mona Mashayekhi and Gary Henriksen, wife and husband ("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. 314 Traceside, Section Six, of record in Plat Book 9700, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank A. Greco and Margaret E. Click, husband and wife, by Warranty Deed from Brent R. Thoeny and wife, Kellye E. Thoeny, dated June 15, 2004, of record in Instrument No. 20040616-0071533, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5125 Traceway Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) All matters appearing on the plan of Traceside, Section Six, as of record in Book 9700, page 268, Register's Office for Davidson County, Tennessee. (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9435, page 493; as amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee. (4) Charter for Traceside Homeowners Association of record in 9668, page 894, Register's Office for Davidson County, Tennessee. (5) Restrictive Covenants of record in Book 3857, page 858 and in Book 3866, page 656, Register's Office for Davidson County, Tennessee. (6) Easement to Harpeth Valley Utility District of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee. (7) Easement(s) for right-of-way affecting subdivision of record in Book 3533, page 299 and Book 4243, page 685, Register's Office for Davidson County, Tennessee. (8) Easement for utility lines affecting subdivision of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee. (9) Easement for water line affecting subdivision of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee. (10) Easement for landscape, drainage and public utility affecting subdivision of record in Book 9667, page 848, re-recorded in Book 9669, page

572, Register's Office for Davidson County, Tennessee.(11) building restrictions, and (12) other matters of public record.

This instrument is executed on behalf of Frank A. Greco by Margaret E. Click pursuant to a Power of Attorney executed by Frank A. Greco on December _____, 2013, of record in Instrument No. 20131213-0126346 _____, 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 **12th** day of **December, 2013.**

GRANTOR(S)

Frank A. Greco by Margaret E. Click his Attorney in Fact

Frank A. Greco
By Margaret E. Click, his Attorney in Fact

Margaret E. Click

Margaret E. Click

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Margaret E. Click** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **12th** day of **December, 2013.**

L. M. Corriveau

Notary Public

L M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Margaret E. Click** 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 **Frank A. Greco,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **12th** day of **December, 2013.**

L. M. Corriveau

Notary Public

L M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Frank A. Greco and Margaret E. Click, husband and wife

TO: Mona Mashayekhi and Gary Henriksen, wife and husband

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Margaret E Click

Margaret E. Click, Affiant

Sworn to and subscribed before me this 12th day of December, 2013.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

L. M.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17