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BILL GARRETT, Davidson County
Trans:T20130104462 DEEDWARR
Recvd: 12/16/13 09:33 2 pgs
Fees:13.00 Taxes:669.70
20131216-0126636

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133622

WARRANTY DEED

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of November, 2013.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahvan Sadeq Baravan Sadeq Ibrahim Sadigh Abdullatif 427 Lynn Court Nashville, TN, 37211	New owner	132-16-0-038.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand and 00/100 Dollars ($181,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL NEUV MANN, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MAHVAN SADEQ, AN UNMARRIED PERSON, AND BARAVAN SADEQ, MARRIED, AND IBRAHIM SADIGH ABDULLATIF, MARRIED**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 815, on the plan of Caldwell Hall Subdivision, Section Thirteen, of record in Plat Book 3300, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Neuv Mann, a single man, by Warranty Deed from Falcon Industries, Inc., dated 7/8/2004, recorded 7/20/2004, of record in Instrument No. 20040720-0086778, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 427 Lynn Court, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence 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 statute.

WITNESS MY/OUR HANDS, this the 6 day of November, 2013.

MICHAEL NEUV MANN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Michael Neuv Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6 day of November, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014