BILL GARRETT, Davidson County
Trans:T20130105950 DEEDWARR
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Fees:23.00 Taxes:1258.00
20131220-0128524

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Antoinette K. Washington 5609 Cottonport Drive Brentwood, TN 37027	same	171-08-0-A 070.000CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Faran Ferdowsi and wife Talieh Ferdowsi, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Antoinette K. Washington, the GRANTEE herein, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, Page 951, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Faran Ferdowsi and wife Talieh Ferdowsi by deed dated December 7, 1993 and of record in Book 9180, Page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 5609 Cottonport Drive, Brentwood, Davidson County, TN 37027.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Real estate taxes for the year 2014 and thereafter, a lien not yet due and payable.

2. Restrictions of record in Book 7430, Page 784; Amended in Book 7565, Page 57; further amended in Book 7824, Page 254; Book 7897, Page 578, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Cottonport Plantation of record in Book 7637, Page 925; amended in Book 8313, Page 932, said Register's Office.

4. Storm Water Retention Agreement of record in Book 7350, Page 137, said Register's Office.

5. Deeds of Conveyance for sanitary sewers and water mains of record in Book 8486, Page 332, said Register's Office.

6. Corporation Charter (non profit) of Cottonport Plantation Homeowner's Association, Inc. of record in Book 7621, Page 600, said Register's Office.

7. All matters, shown on the Plan of Record in Plat Book 6900, Page 951, said Register's Office, including an owner's certificate; 20 foot minimum building setback line from Cottonport Drive; 20 foot minimum building setback line from rear; certain side yard setbacks; 15 foot public utility and drainage easement along the front lot line; 20 foot public utility and drainage easement along the rear; all other easements, setback lines and notes to which plan reference is hereby made.

8. The mortgage loan inspection of John Kohl & Company, P.C., dated November 22, 1993, shows the concrete drive crosses onto the public utility and drainage easement along the front lot line.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the GRANTEE, her 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 all genders.

Witness our hands this 9th day of December, 2013.

Faran Ferdowsi

Talieh Ferdowsi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, Faran Ferdowsi, the within named bargainor, 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, at office in Nashville, Tennessee, this the 9th day of December, 2013.

Notary Public

My Commission Expires: 3-23-15

NINA TODD HANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, Talieh Ferdowsi, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 9th day of December, 2013.

Notary Public

My Commission Expires: 3-23-15

NINA TODD HANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $340,000.00.

Affiant

Sworn to and subscribed before me this 9th day of December, 2013.

Notary Public

My Commission Expires: 3-23-15

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

NINA TODD HANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY