Return To: 130965
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,915.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony C Parks	Regions Mortgage	095-08-0-004.00
(NAME)	(NAME)	
249 Mcgavock Pike	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Sharifi, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony C Parks, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124, on the plan of Eva Mor Heights Subdivision, Section 2, of record in Plat Book 1835, page 30 , Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Sharifi, married, by deed dated 09/08/2009 from The Secretary of Housing and Urban Development of Washington, D.C. and filed of record in Instrument # 20090910-0084775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 249 Mcgavock Pike, Nashville, TN 37214

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, has 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:T20140000551 DEEDWARR
Recvd: 01/03/14 10:17 2 pgs
Fees:13.00 Taxes:406.69

20140103-0000722

Witness our hands this 31st day of December, 2013.

David Sharifi by Carter Bolling, his Attorney in Fact

David Sharifi by Carter Bolling, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carter Bolling** the 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 on behalf of **David Sharifi** and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Inst. No. 20140103.0000721 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 31st day of December, 2013.

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY