Warranty Deed

BILL GARRETT, Davidson County Trans:T20140011087 DEEDWARR Recvd: 02/18/14 09:45 2 pgs Fees:13.00 Taxes:480.63 20140218-0013538	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $129,900.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2014. Notary Public My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert W. Spears Jane Q. Spears	Mortgage Investors Group	
6666 Brookmont Terrace, #505	8320 E. Walker Springs	129140A4900CO
Nashville, TN 37205	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAWN DAMIRIAN AND MOJGAN DAMIRIAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. SPEARS AND JANE Q. SPEARS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit Number 505, Wessex Towers Condominium Apartments, as shown on Plat of record in Plat Book 5200, Page 142-143, as established under Master Deed of record in 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, and re-recorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Shawn Damirian and Mojgan Damirian, husband and wife by Deed from First Horizon Home Loans, a Division of First Tennessee Bank National Association of record at Instrument No. 20090714-0065620, Register's Office for Davidson County, Tennessee, dated June 18, 2009 and recorded on July 14, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6666 Brookmont Terrace, #505, Nashville, TN 37205.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2014.

Shawn Damirian

Mojgan Damirian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Damirian and Mojgan Damirian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY