(3) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140015298 DEEDWARR
Recvd: 03/06/14 09:06 3 pgs
Fees:18.00 Taxes:425.13
20140306-0018732

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sabrina F. Francis 3486 Hamilton Church Road Antioch, TN 37013	Capstar Bank d/b/a Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	150-184.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2014.

Notary Public

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

My Commission Expires: 6-4-17
(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 **Mayshan Ghiassi, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sabrina F. Francis, unmarried, and Jesse A. Franklin, unmarried ("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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, bounded on the south by Hamilton Church Road, west by Harris and Edison Park subdivision, north and west by Parker, being more particularly described as follows:

Beginning at a point on the northerly margin of Hamilton Church Road at the southwesterly corner of Parker as recorded in Deed Book 3368 page 619, lying at the approximate center of the old road; thence,

Leaving the road along the original westerly line with Harris N 22° 20' E passing through an iron rod at fencepost corner at 8.0 feet, continuing with the fence, in all 736.00 feet to an iron rod at a fence corner; thence,

Continuing along the fence with the easterly lines of Edison Park subdivision N 02° 15' 40" E 153.24 feet to an iron rod; N 04° 00' W 23.00 feet to an 18" hackberry; N 17° 05' W 81.35 feet to an iron rod; thence,

Leaving the fence along the approximate original lines with Parker as recorded in Deed Book 7683 page 585, S 88° 20' E 98.00 feet to an iron rod; S 01° 40' W 346.00 feet to an iron rod; S 22° 20' W 433.00 feet to an iron rod at a fence corner; with a new line along the east side of the fence S 23° 36' W passing through an iron rod at 234.00 feet, in all 241.00 feet to a point on the northerly margin of Hamilton Church Road; thence,

Along the margin of the road N 67° 50' W 94.00 feet to the beginning, containing 2.103 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 4, 2012.

Being the same property conveyed to Mayshan Ghiassi by Warranty Deed from Sarah L. Parker, dated June 26, 2012, filed June 28, 2012, in Instrument No. 20120628-0056874, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to George W. Parker and wife, Sarah L. Parker by Warranty Deed dated March 28, 1962, filed March 28, 1962, of record in Book 3368, page 619, said Register's Office, and further being a portion of the property conveyed to George W. Parker and wife, Sarah L. Parker by Warranty Deed dated April 30, 1962, field April 30, 1962, of record in Book 3373, page 511, said Register's Office. The said George W. Parker having since died, property being vested in Sarah L. Parker by heir (tenant) in the entirety.

Courtney Ghiassi joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **3486 Hamilton Church Road, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Mayshan Ghiassi, by Mohsen Ghiassi pursuant to a Power of Attorney executed by Mayshan Ghiassi on February 28, 2014, of record in Instrument No. 20140306-0018730, 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.

This instrument is executed on behalf of Courtney Ghiassi, by Mohsen Ghiassi pursuant to a Power of Attorney executed by Mayshan Ghiassi on February 28, 2014, of record in Instrument No. 20140306-0018731, 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 **24th** day of **February, 2014.**

GRANTOR(S)

Mayshan Ghiassi by Mohsen Ghiassi
Mayshan Ghiassi by Mohsen Ghiassi, his Attorney in-Fact
Attorney in Fact

Courtney Ghiassi by Mohsen Ghiassi
Courtney Ghiassi by Mohsen Ghiassi, her Attorney in-Fact
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mohsen Ghiassi** 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 **Mayshan Ghiassi and Courtney Ghiassi,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **24th** day of **February, 2014.**

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

Jessica Lascelle
Notary Public

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Mayshan Ghiassi

TO: Sabrina F. Francis, unmarried, and Jesse A. Franklin, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

M. Ghiassi

Mohsen Ghiassi, Affiant

Sworn to and subscribed before me this 24th day of February, 2014.

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 10, 2016