WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018369 DEEDWARR
Recvd: 03/19/14 10:41 2 pgs
Fees:13.00 Taxes:1221.00

20140319-0022662

G-RG-14-1700

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-14

NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monam Awan (NAME)	**Guidence Residential , LLC** (NAME)	
1700 Haleys Hope Court (ADDRESS)	**11107 Sunset Hills Rd., Suite 200** (ADDRESS)	**114-07-0-B 156.00CO**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Reston, VA 20190** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **ZEBAR ZEBARI AND FERZANEH ZEBARI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MONAM AWAN AND RABIA ALVI,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

Husband and Wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49, ON THE PLAN OF SECTION SIX, ADDITION TO WESTCHASE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050617-0069470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ZEBAR ZEBARI AND FERZANEH ZEBARI, HUSBAND AND WIFE BY WARRANTY DEED DATED 12/12/2005 FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES OF RECORD IN INSTRUMENT 20051219-0152096, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20040927-0116001 AND INSTRUMENT NO. 20050617-0069470; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050602-0062617; AGREEMENT FOR DEDICATION OF EASEMENTS FOR SANITARY SEWERS OF RECORD IN BOOK 5258, PAGE 261; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20041020-0126238; AGREEMENTS FOR DEDICATION OF PUBLIC UTILITIES EASEMENTS OF RECORD IN BOOK 8626, PAGE 868, INSTRUMENT NO. 20020411-0045301, INSTRUMENT NO. 20050509-0052105 AND INSTRUMENT NO. 20050509-0052106; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20060302-0024488; QUITCLAIM DEED TO THE HOA OF RECORD IN INSTRUMENT NO. 20071109-0132493 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

FERZANEH MINA ZEBARI IS ONE AND THE SAME AS FERZANEH ZEBARI. FERZANEH MINA ZEBARAI SIGNS THIS WARRANTY DEED AS POWER OF ATTORNEY FOR ZEBAR ZEBARI AS PER THE DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20051026-0129213 AND HEREBY CERTIFIES THAT ZEBAR ZEBARI AND ZEBARI MIZGEEN ZEBARI ARE ONE AND THE SAME PERSON.

This is ( ) **unimproved** (X) **improved** property known as **1700 Haleys Hope Court Nashville, Tennessee 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this 26th day of February, 2014.

Zebar Zebari by Ferzaneh Mina Zebari

Zebar Zebari by Ferzaneh Mina Zebari,
Attorney in Fact

Ferzaneh Zebari

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared FERZANEH MINA ZEBARI to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZEBAR ZEBARI and who acknowledged she executed the same as the free act and deed of the said ZEBAR ZEBARI

Witness my hand and official seal, this the 26th day of February, 2014.

Mary Frances Rudy

Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ferzaneh Zebari, 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 official seal, this the 26th day of February, 2014.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212