THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1164

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Circle Brentwood, TN 37027	New Owner	174-11-A-543.00

BILL GARRETT, Davidson County
Trans:T20140019065 DEEDWARR
Recvd: 03/21/14 12:21 2 pgs
Fees:13.00 Taxes:38.85
20140321-0023460

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $10,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **Omer Arab Ahmed, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hamidreza Parsa ("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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of First Amendment, Cane Ridge Farms Subdivision, Phase Three, Section One, as of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Omer Arab Ahmed by Warranty Deed from Mark Schklar and wife, Linda Schklar, dated May 8, 2013, recorded May 9, 2013, of record in Instrument No. 20130509-0046926, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2056 Leefield Drive, 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 GRANTOR paying his prorated share thereof to GRANTEE 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.

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 **21st** day of **March, 2014.**

GRANTOR(S)

Omer Arab Ahmed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Omer Arab Ahmed** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **21st** day of **March, 2014.**

Notary Public

My Commission Expires: