BILL GARRETT, Davidson County
Trans:T20140019802 DEEDWARR
Recvd: 03/25/14 11:31 2 pgs
Fees:13.00 Taxes:425.50
20140325-0024391

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ashraf Morkos.
Affiant

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

Notary Public
My commission expires: 8/23/16

07-1402-85501

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashraf Morkos	US Bank 3301 Rider Trail	150-14-0-A- 071.00-CO
204 Shoemaker Court Antioch TN 37013	Earth City, MO 63045	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hossein Tahriri and wife, Sedigheh Tahriri, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashraf Morkos, married, hereinafter called the Grantees, their successors 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. 71, on the Plan of Calumet (erroneously referenced in prior deed as Calument), Phase Four, of record in Book 9700, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hossein Tahriri and wife, Sedigheh Tahriri by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, D.C., dated October 27, 2006, recorded November 6, 2006, of record in Instrument No. 20061106-0137676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 204 Shoemaker Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 18 day of March, 2014.

Hossein Tahriri
Hossein Tahriri

Sedigheh Tahriri
Sedigheh Tahriri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hossein Tahriri and Sedigheh Tahriri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18 day of March, 2014.

Deborah K. Devine
Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

