Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140020827 DEEDWARR
Recvd: 03/28/14 09:58 2 pgs
Fees:13.00 Taxes:453.25
20140328-0025681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,500.00

Affiant

Subscribed and sworn to before me, this 26th day of March 2014.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Delshad Ebrahimzadeh 1831 Shaylin Loop Antioch TN 37013	NEW OWNER	173050A15300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Viktoria Jones, married f/k/a Viktoria McMahan, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Delshad Ebrahimzadeh and wife, Camelia Selem, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 153 on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and further amended in Instrument No. 2071227-0147998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Viktoria McMahan, n/k/a Viktoria Jones, married by deed dated December 16, 2010 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20101221-0101482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument No. 20050721-0084791, and further amended in Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, Instrument No. 20051114-0136938, Instrument No. 20071227-0147998 and in any allied instruments(s) referred to in said restrictions. 4) Planned Unit Development Boundary of record in Instrument No. 20050128-0010427 5) Charter of Homeowner's Association included in Master Deed as Exhibit B 6) By-Laws of Barnes Crossing Homeowner's Association included in Master Deed as Exhibit C

This property is improved property known as 1831 Shaylin Loop, Antioch, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of March, 2014.

Viktoria Jones f/k/a Viktoria McMahan

Nicasio Anthanio Jones by Viktoria Jones, Attorney in Fact

Nicasio Anthanio Jones
by Viktoria Jones, Attorney in Fact
who joins in this conveyance for the purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Viktoria Jones, the bargainor(s), 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 at Brentwood, Tennessee, this 21st day of March, 2014.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of March, 2014 before me personally appeared Viktoria Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicasio Anthanio Jones acknowledged that such person executed the same as the free act and deed of Nicasio Anthanio Jones .

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires 2/23/15

FILE NO: 08089