Davidson County DEEDWARR
Recvd: 04/16/14 11:34 3 pgs
Fees:18.00 Taxes:473.60
20140416-0031767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 128,000.00

LuAnn Maloney
Affiant

Subscribed and sworn to before me, this 11th day of April, 2014.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JONATHAN D. STEVENSON** | Peoples Home Equity | **05208003000** |
| **1213 SHAWNEE RD** | 150 N. Sevier Oaks | |
| **MADISON, TN 37115** | Knoxville, TN 37922 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**MOHAMMAD R. SHARIATI, MARRIED, A 75% UNDIVIDED INTEREST AND PASHA SHARIATI, UNMARRIED, A 25% UNDIVIDED INTEREST, AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JONATHAN D. STEVENSON, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 44 on the plan of SECTION 1, SEQUOIA VALLEY (FORMERLY MADISON FARMS), as shown by plat of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MOHAMMAD R. SHARIATI, MARRIED, A 75% UNDIVIDED INTEREST AND PASHA SHARIATI, UNMARRIED, A 25% UNDIVIDED INTEREST, AS TENANTS IN COMMON, BY WARRANTY DEED FROM SELVIN RUBELSY ORITZ-MONROY, A MARRIED MAN, DATED 07/29/2008 AND RECORDED ON 07/31/2008 IN INSTRUMENT NUMBER 20080731-0078426, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $100,100.00.

MARIA C. SHARIATI HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20140416-0031766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1213 SHAWNEE RD, MADISON, TN 37115.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 11th day of April, 2014.

M. Reza Shariati by Pasha Shariati Attorney in fact
MOHAMMAD R. SHARIATI
BY: PASHA SHARIAIT
HIS ATTORNEY IN FACT

PASHA SHARIATI

Maria Shariati by Pasha Shariati Attorney in fact
MARIA C. SHARIATI
BY: PASHA SHARIATI
HER ATTORNEY IN FACT

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **PASHA SHARIATI,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2014.

Notary Public

Chris A. Fuentes State of Tennessee Notary Public Williamson County

My Commission Expires: 11/20/14

**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 **PASHA SHARIATI** to me known to be the person who executed the foregoing instrument in behalf of **MOHAMMED R. SHARIATI AND MARIA C. SHARIATI** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MOHAMMED R. SHARIATI AND MARIA C. SHARIATI.**

Witness my hand, at office, this 11th day of April, 2014.

Notary Public

My Commission Expires: 11/20/14

Chris A. Fuentes State of Tennessee Notary Public Williamson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE