BILL GARRETT, Davidson County
Trans:T20140028693 DEEDWARR
Recvd: 04/28/14 11:14 2 pgs
Fees:13.00 Taxes:518.00
20140428-0035396

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4013R

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 140,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF APRIL, 2014.

Notary Public

Commission Expiration: 3/22/16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Farzad Roozbahan and Ashley Roozbahan 389 Ash Grove Dr. Nashville, TN 37211	Farzad Roozbahan and Ashley Roozbahan same	16112007000

WARRANTY DEED

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 ACKNOWLEDGED, I,

Brenda Nicks, widowed

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farzad Roozbahan andAshley Roozbahan, husband and wife

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:

Being Lot No. 155 on the Plan of Southwood, as of record in Book 2663, page 125-126, Register's Office for said County.

Said Lot No. 155 fronts 135 feet on the south side of Ash Grove Drive, and extends back 302.8 feet on the east line and 306.89 feet on the west line, to a dead line in the rear, on which it measures 135 feet thereon.

Being the same property conveyed to Lawrence E. Nicks and wife, Brenda Nicks on 09/27/1979 by deed from J.,B. Mahan Jr. and wife, Eunice W. Mahan, filed for record on 09/28/1979 in Book 5506, page 112, in the Register's Office for Davidson County Tennessee. Lawrence E. Nicks now being deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 389 Ash Grove Dr. Nashville TN 37211

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 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 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 25 day of April, 2014.

Brenda Nicks

Brenda Nicks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Nicks**, 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 and official seal at Davidson Cnty, Tennessee this 25 day of April, 2014.

Notary Public

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration: 3/22/16