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

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 12 day of MAY , A.D., 2014 , by and between

Amir H Nazari and Elham G. Nazari Husband and wife

First Parties, and

JENNIFER SCHMIDT, SINGLE WOMAN

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF STONE CREEK PARK, SECTION 2B, BOOK 9700, PAGE 266, AMENDED IN BOOK 9700, PAGE 793 AND 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AMIR H. NAZARI AND ELHAM G. NAZARI, HUSBAND AND WIFE, BY WARRANTY DEED FROM DREES PREMIER HOMES, INC. F/K/A DREES PREFERRED COLLECTIONS, INC., A OHIO CORPORATION, RECORDED ON JULY 25, 2002, OF RECORD IN INSTRUMENT NO. 20020725-0089254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
JENNIFER SCHMIDT
820 HOLT GROVE CT
NASHVILLE, TN 37211

RESPONSIBLE TAXPAYER:
NEW OWNER - SAME

BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:38 2 pgs
Fees:13.00 Taxes:1087.80
20140625-0055413

CLT # 180030A09000CO

MR-BR-10304-00129

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Amir H Nazari

Amir H Nazari

× Elham G Nazari

Elham G. Nazari

✓STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, Amir H Nazari and Elham G. Nazari Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2013.

✓ Danielle A Zahm Notary Public

My Commission Expires: July 29, 2013

DANIELLE ANNETTE ZAHM
Notary Public State of Utah
My Commission Expires on:
July 29, 2013
Comm. Number: 579703

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 294,000.00. Affiant

Subscribed and sworn to before me this 12th day of MAY, 2014.

My Commission Expires: July 29, 2013

NOTARY PUBLIC
MY COMMISSION EXPIRES:
SEP 2 0 2016

STATE OF TENNESSEE
COUNTY OF Sumner

DANIELLE ANNETTE ZAHM
Notary Public State of Utah
My Commission Expires on:
July 29, 2013
Comm. Number: 579703

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

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