THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony D. Bridges 4241 Shagbark Trail Antioch, TN 37013	Bank of Tennessee 165 Indian Lake Blvd., Suite 107 Hendersonville, TN 37075	164100A39000C0

BILL GARRETT, Davidson County
Trans:T20140046762 DEEDWARR
Recvd: 07/01/14 11:44 2 pgs
Fees:13.00 Taxes:772.93
20140701-0057663

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $208,900.00

Affiant

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 27th day of June, 2014.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Hamidreza Parsa, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Anthony D. Bridges and Tyrenza Bridges, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 435 on the Final Plat of Summerfield, Village Nine, as shown on plan of record in Instrument No. 20060718-0086560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamidreza Parsa by Special Warranty Deed from REDUS Nashville Housing, LLC, dated December 11, 2013, recorded December 13, 2013, of record in Instrument No. 20131213-0126360, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to REDUS Nashville Housing, LLC, by Successor Trustee's Deed from David W. Houston, IV, Successor Trustee, dated December 31, 2009, recorded December 31, 2009, of record in Instrument No. 20091231-0118873, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **4241 Shagbark Trail, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **June, 2014.**

GRANTOR(S)

Parsa

Hamidreza Parsa

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 **Hamidreza Parsa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **27th** day of **June, 2014.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

C. M. Corriveau

Notary Public

My Commission Expires: