Davidson County DEEDWARR
Recvd: 07/24/14 14:15 3 pgs
Fees:18.00 Taxes:1443.00
20140724-0065934

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11 day of July, 2014 by and between The Revocable Trust of George B. Boedecker, Jr, hereinafter referred to as GRANTOR, and Deborah Farzanegan, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 38 on the plan of Jones & Bradford's Subdivision, of record in Plat Book 161, page 142. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George B. Boedecker, Jr., Trustee of the Revocable Trust of George B. Boedecker, Jr. by Warranty Deed from Robert Franklin, Jr., unmarried dated June 10, 2013 and recorded June 12, 2013 of record in Instrument No. 20130612-0059697, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Robert Franklin, Jr., unmarried, by Warranty Deed from Kudzu Real Estate, Inc., dated August 10, 2012, recorded August 14, 2012, of record in Instrument 201208140072486, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 1009 Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

The Revocable Trust of George B. Boedecker, Jr

By: _____
George B. Boedecker, Jr., Trustee

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L. Jackson a Notary Public of said State and County aforesaid, personally appeared **George B. Boedecker, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Trustee** of **The Revocable Trust of George B.**, the within named Trust, and that he/she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself (or herself) as **Trustee**.

Witness my hand and seal, at office in Nashville TN, this the 11 day of July, 2014.

_____
Notary Public
My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Deborah Farzanegan
1009 Sharpe Avenue,
Nashville, TN 37206

Send Tax Statements to:
CMG Mortgage
3160 Crow Canyon Rd, #400
San Ramon, CA 94583
Map & Parcel 083.01-0-112.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $390,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 24 day of June, 2014.

_____
Notary Public

My Commission Expires: 1-27-15

KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-147

ORT Form 3956 (Rev. 1/22/07)

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).