THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061184** BILL GARRETT, Davidson County Trans:T20140058520 DEEDWARR Recvd: 08/11/14 10:01 2 pgs Fees:13.00 Taxes:913.90 20140811-0071991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2014. Notary Public My Commission Expires: MY COMMISSION EXPIRES JULY 3, 2017 RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kamran Hasuri and Parvaneh Hasuri 1729 Haleys Hope Court Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114070B17000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine M. Mikrut and Edward S. Mikrut, Wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kamran Hasuri and Parvaneh Hasuri, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 38, SECTION SEVEN, ADDITION TO WESTCHASE, as shown on plat of record in Instrument No. 20051202-0144886, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christine M. Mikrut and Edward S. Mikrut by Special Warranty Deed from Countrywide Home Loans, Inc., recorded on the 20th day of February, 2008 in Instrument No. 20080220-0016393, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, ADDITION TO WESTCHASE, as recorded in Instrument No. 20051202-0144886.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Covenants, Conditions, and Restrictions Easements, Charges, Assessments and liens provided in Covenants, Conditions and Restrictions of The Addition at Westchase recorded in Instrument No. 20050602-0062617 and Boundary Plat recorded at Instrument No. 20040927-0116001.

Easement for 100' Tennessee Valley Authority, recorded in Book 751, Page 374, Book 787, Page 13, Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997 and last revised May 7, 1998.

Agreement for Dedication of Easement for Public Utilities recorded in Book 8626, Page 852, Book 8626, Page 868, Instrument No. 20020411-0045301 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997 and last revised May 7, 1998.

Agreement for Dedication of Easements for Sanitary Sewer recorded in Book 5222, Page 720, Book 5258, Page 261, and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997 and last revised May 7, 1998.

Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement recorded in Book 2484, Page 315 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997 and last revised May 7, 1998.

Easement for the flow of a creek as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997 and last revised May 7, 1998.

Subject to the flow of any creeks, streams or branches across subject property.

Rights of upper and lower riparian owners to the flow of the waters of the Overall Creek, free from diminution or pollution.

Riparian rights incident to premises.

Rights of upper and lower riparian owners to full and unobstructed flow of the waters of Overall Creek without diminution or pollution and the consequence of any past or future change in the location of Overall Creek.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041020-0126238.

Agreement for Dedication of Easement for Public Utilities of record in Instrument No. 20021104-0134795, 20050509-0052105 and 20050509-0052106.

This is improved property located at 1729 Haleys Hope Court Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of August, 2014.

Christine M. Mikrut by Will Chapman, Attorney in Fact
Christine M. Mikrut by Will Chapman, her attorney-in-fact

Edward S. Mikrut by Will Chapman, Attorney in Fact
Edward S. Mikrut by Will Chapman, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Christine M. Mikrut and Edward S. Mikrut,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 3, 2017