WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/14 15:53 3 pgs
Fees:18.00 Taxes:617.90
20140827-0078423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Aug, 20____

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

MST 2014-0600

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryam Seirafi-Pour	SWBC Mortgage	181-14-0A-074.00
(NAME)	(NAME)	
8259 Rossi Road	9311 San Pedro Ave Ste 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN37027	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Roushanak Pazouki and spouse, Mehran Mozaffari,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maryam Seirafi-Pour, unmarried** 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:

Land in Davidson County, Tennessee, being Unit 74 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Roushanak Pazouki and spouse, Mehran Mozaffari by deed from Regions Bank of record in Instrument No. 20110513-0036912 Register's Office for Davidson County, Tennessee, dated May 10, 2011 and recorded on May 13, 2011.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable. All matters shown on the Plan attached as Exhibit A-1 to the First Supplemental Declaration of Covenants,Conditions and Restrictions of record in Instrument 200603280035297, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200509220114218, as supplemented in Instrument

200603280035297, 200605010049958, amended in 200612280160255, 200607310092350, 200701300012170, 200711290138690, affidavit in 200712130143550 and 200803180027346, 200802260018882, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter in Instrument 200812190121383, Register's Office for Davidson County, Tennessee. Conveyance of common areas in Instrument 200510310130768 and 200710170123090, Register's Office for Davidson County, Tennessee. Temporary Signage Easement in Instrument 200504150042178, Register's Office for Davidson County, Tennessee. Reciprocal Easement Agreement in Instrument 200504150042178, Register's Office for Davidson County, Tennessee. Easements to United States of America in Book 4424, page 967, Register's Office for Davidson County, Tennessee. 200 foot TVA Transmission Line Easement in Book 4424, page 967, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utility & Drainage in Instrument 200512190151953, Register's Office for Davidson County, Tennessee.

This property, known as 8259 Rossi Road, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 25th DAY OF Aug., 2014.

Roushanak Pazouki

Roushanak Pazouki

Mehran Mozaffari

Mehran Mozaffari

STATE OF Tennessee

COUNTY OF Williamson

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roushanak Pazouki and spouse, Mehran Mozaffari, with whom I am personally acquainted (or provided 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, this the 25th day of August, 2014.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed 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, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

