BILL GARRETT, Davidson County
Trans:T20140068822 DEEDWARR
Recvd: 09/15/14 15:30 2 pgs
Fees:13.00 Taxes:92.50
20140915-0084424

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1333

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammad Hajjafar 5905 Woodlands Avenue Nashville, TN 37211	New Owner	108120B15800CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$25,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

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, **James L. Leymon, Sr., Trustee of the J. & P. Leymon Family Trust u/a/d August 3, 1992, Restated & Amended August 9, 2011, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mohammad Hajjafar, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J & P Leymon Family Trust by Warranty Deed from Frank Batson Homes, Inc., dated March 4, 1994, recorded March 10, 1994, of record in Book 9275, page 164, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **104 Windwood Circle, Nashville, TN 37214**

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 GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Harborview, Phase 1A, Section 5, of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee, (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7471, page 26; as amended in Book 7646, page 142; Book 7646, page 147; Book 7646, page 149, as re-recorded in Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380; Book 8634, page 19; Book 8856, page 361; and in Book 9182, page 786, Register's Office for Davidson County, Tennessee, (5) By-Laws appended thereto and of record in Book 7471, page 62, said Register's Office, (6) Charter for Homeowners Association of record in Book 7522, page 339, as amended in Book 8263, page 554, Register's Office for Davidson County, Tennessee, (8) Conveyance of common area to Homeowners Association of record in Book 8297, page 376, Register's Office for Davidson County, Tennessee, (9) Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80 and in Book 5856, page 84, Register's Office for Davidson County, Tennessee, (10) Deed of conveyance for water and sewer lines of record in Book 6147, page 886 and in Book 6147, page 893, Register's Office for Davidson County, Tennessee, (11) Stormwater detention agreement of record in Book 7390, page 270,

Register's Office for Davidson County, Tennessee, (12) Right-of-way and access easements of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee, and (13) Sanitary sewer easement as referenced in instrument of record in Book 5658, page 984, Register's Office for Davidson County, Tennessee.

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, its heirs, successors and assigns forever. And we do covenant with the 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **15th** day of **September, 2014**.

THE J. & P. LEYMON FAMILY TRUST U/A/D AUGUST 3, 1992, RESTATED & AMENDED AUGUST 9, 2011

By: _____
James L. Leymon, Sr., Trustee

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 James L. Leymon, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the J. & P. Leymon Family Trust, the within named bargainor, a trust, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself as Trustee.

Witness my hand and Official Seal this the **15th** day of **September, 2014**.

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

_____
Notary Public
My Commission Expires: _____