Davidson County DEEDWARR
Recvd: 10/27/14 14:14 3 pgs
Fees:18.00 Taxes:185.00
20141027-0098882

WARRANTY DEED

BR14-0024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-11-15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azin Poshtyar	(New Owner). (NAME)	
24 Sycamore Court (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	162-16A-088.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUDIE W. ALSTON, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AZIN POSHTYAR, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 24, Building 18, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, as of record in Plat Book 5050, Page 103, Register's Office for said County, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hickory Hollow Condominiums fka Mill Creek Condominium Townhouses, Phase One, Section One, a Horizontal Property Regime as set forth in the Master Deed and By-laws establishing a Horizontal Property Regime in Book 4887, Page 961, as amended in Book 5000, Page 607, Book 5101, Page 809, Book 10468, Page 653, Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, said Register Office.

Being the same property conveyed to Thomas O. Alston, Jr. and wife, Sudie W. Alston by Warranty Deed from Saundra Alston Jackson, a single person, of record in Book 6818, Page 812, Register's Office for Davidson County, Tennessee, dated March 31, 1986 and recorded on April 2, 1986.

The said Thomas O. Alston, Jr. having since died.

Being the same property conveyed to Sudie W. Alston, a widowed woman by Quitclaim Deed from Sudie W. Alston, widowed and surviving spouse, of record in Instrument No. 20040107-0002517, Register's Office for Davidson County, Tennessee, dated December 23, 2003 and recorded on January 7, 2004.

Being also known as 24 Sycamore Court, Antioch, TN 37013

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5050, Page 103, Book 4887, Page 982, as amended in Book 10468, Page 691 and Instrument No. 20080619-0063138, Book 5000, Page 610, as amended in Book 5689, Page 502, Book 9150, Page 798, Book 5234, Page 265, Book 5324, Page 214, Book 5025, Page 614, Book 5373, Page 110 and Book 5020, page 739, Book 4792, Page 725, as amended in Book 6396, Page 504, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 24 Sycamore Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 24th day of October, 2014.

Sudie W. Alston

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of October, 2014, before me personally appeared Sudie W. Alston to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of October, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela Jo Smithson a notary public for this county and state, Cari Mule 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: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY