THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1465

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Wayne Haun 1168 Cleveland Hall Boulevard Old Hickory, TN 37138	SWBC Mortgage Corporation 9311 San Pedro Avenue #100 San Antonio, TX 78216	063-04-0A-026.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2014.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140084246 DEEDWARR
Recvd: 11/07/14 10:51 2 pgs
Fees:13.00 Taxes:1476.30
20141107-0103006

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 **Hamid Tolooqolzari and Zabollah Shahhosseini, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Wayne Haun, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 159 as shown on the Plan of Phase Three, Cleveland Hall Subdivision, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a portion of the same property conveyed to Hamid Tolooqolzari and Zabiolla Shahosseini, by General Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated March 1, 2006, of record in Instrument No. 20060302-0024103, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1168 Cleveland Hall Boulevard, Old Hickory, TN 37138**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, 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 their 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 Phase Three, Cleveland Hall Subdivision, as of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions of record in Book 11725, page 76; as amended and supplemented in Instrument No. 20050307-0024504; Instrument No. 20051202-0144894; Instrument No. 20060113-005680; Instrument No. 20071220-0146113; Instrument No. 20080208-0013290; Instrument No. 20081014-0103112 and in Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto. (5) Charter for Homeowners Association of record in Book 11725, page 70, Register's Office for

Davidson County, Tennessee. (6) Stormwater Detention Agreement of record in Instrument No. 20041115-0136615, Register's Office for Davidson County, Tennessee. (7) Easement granted to BellSouth Telecommunications, Inc. of record in Book 11720, page 325, Register's Office for Davidson County, Tennessee. (8) Sanitary Sewer easement of record in Book 8006, page 677, Register's Office for Davidson County, Tennessee. (9) Public Utility easement of record in Book 7844, page 242, Register's Office for Davidson County, Tennessee. (10) Easements granted to Cumberland Utility District of record in Book 7994, page 173 and in Book 8068, page 524, Register's Office for Davidson County, Tennessee, and (11) other matters of public record.

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 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **31st** day of **October, 2014.**

GRANTOR(S)

Hamid Tolooqolzari

Zabollah Shahosseini

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 **Hamid Tolooqolzari and Zabollah Shahosseini** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **October, 2014.**

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

Notary Public
My Commission Expires: