WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/14 13:08 3 pgs
Fees:18.00 Taxes:1239.50

20141216-0114943

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roxann Fry	Citizens Union Bank	171030B05600CO
(NAME)	(NAME)	
641 Old Hickory Boulevard, 10	1854 Midland Trl, PO Box 1899	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Shelbyville, KY 40066-0189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Soudabaeh Janbakhsh, a married woman and Mahan Janbakhsh, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Roxann Fry**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 89, Phase One, Section One, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 236, a Horizontal Property Regime (Private Element), in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium,the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Soudabaeh Janbakhsh, a married woman and Mahan Janbakhsh, a married man by Warranty Deed dated 02/20/2009 from Renee Schatz, Trustee of Renee Schatz Revocable Trust dated February 20, 2000 of record in Instrument 200902260016998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 9700, Page 236 1) Restrictions of record in Book 7798, Page 843 2) Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, as amended of record in Book 9860, Page 840, as amended of record in Book 10294, Page 850, as amended of record in Book 10694, Page 541 3) Declaration of Covenants, Conditions and Restrictions of record in Book 10126, Page 435, as amended of record in Book 10224, Page 683, as amended of record in Book 10294, Page 850, as amended of record in Instrument 200007180070558, as amended of record in Instrument 200507050076596 4) By-Laws of record in Book 8920, Page 45, as amended of record in Book 10126, Page 486, as amended of record in Book 10275, Page 959, as amended of record in Book 10694, Page 539 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Book 7358, Page 643 6) All matters

including but not limited to an Easement of record in Book 7851, Page 712 7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269 8) Deed of Conveyance Easement of record in Book 9698, Page 81 and Book 9698, Page 124 9) Stormwater Detention Agreement Easement of record in Book 9771, Page 545 10) Dedication of Site Drainage Easement of record in Book 10012, Page 756 11) Charter of record in Book 8920, Page 40 and Book 10126, Page 430 12) Amenities Area of record in Book 9443, Page 538 and Book 7900, Page 807, said Register's Office 13) Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-415.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 641 Old Hickory Boulevard, 10, 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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 15th day of December, 2014.

Soudabaeh Janbakhsh

Mahan Janbakhsh

State of Tennessee
County of Williamson

Personally appeared before me Soudabaeh Janbakhsh and Mahan Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2014.

Notary Public Chris Jackson
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

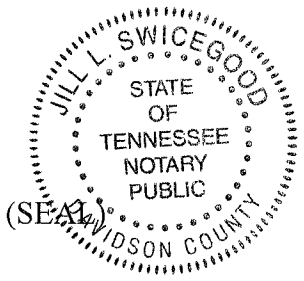
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018