**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1532

Davidson County DEEDWARR
Recvd: 12/22/14 13:31 3 pgs
Fees:18.00 Taxes:623.45
**20141222-0116923**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| ~~Eric Strickland~~ EPSQ, LLC<br>~~Pam Strickland~~<br>~~8413 Charbay Circle~~<br>~~Brentwood, TN 37027~~<br>4544 Stagecoach Cir.<br>Franklin, TN 37067 | New Owner | 181-14-A-139.00 |

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $168,500.00

Affiant

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

Notary Public

My Commission Expires: 3/20/18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON WILLIAMSON COUNTY

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Fariborz Niakan, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EPSQ, LLC,** 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 No. 193 on the Plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said Unit.**

**Being the same property conveyed to Fariborz Niakan, a single man by Warranty Deed from Victoria A. Brooks, an unmarried woman, dated January 15, 2009, recorded January 16, 2009, of record in Instrument No. 20090116-0004400, Register's Office for Davidson County, Tennessee.**

This is improved property located at: **8413 Charbay Circle, Brentwood, TN 37027**

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 GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) 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 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. 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 _____ day of **December, 2014.**

**GRANTOR(S)**

Fariborz Niakan

**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 **Fariborz Niakan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 15th day of **December, 2014.**

Notary Public
My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

## True Copy Certification

I, Robyn DuBray, 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, Robyn DuBray 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