WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/15 14:25 3 pgs
Fees:18.00 Taxes:1017.50
20150102-0000404

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec., 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2014-0855

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fariborz Akbari	New Owner	181 11 0B 102.00
(NAME)	(NAME)	
9176 Carissa Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mehran Mozaffari and Roushi Pazouki, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fariborz Akbari,** 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 Lot No. 102 on the Plan of Final Plat Concord Place II, Phase 3 Carter Property of record in Plat at Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mehran Mozaffari and wife, Roushi Pazouki, by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110815-0062702, Register's Office for Davidson County, Tennessee, dated 08/02/2011 and recorded on 08/15/2011.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 Taxes become a lien 01/01/2015 and are not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements

This property, known as 9176 Carissa Drive, 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 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. 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 30th DAY OF Dec., 2014.

Mehran Mozaffari

Roushi Pazouki

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mehran Mozaffari and Roushi Pazouki, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2014.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

Kendra Clayd

I, ~~Yvette Meldrum~~, 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.

_____

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Kendra Clayd

Personally appeared before me, the undersigned, a notary public for this county and state, ~~Yvette Meldrum~~ 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: _____

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016