WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003445 DEEDWARR
Recvd: 01/14/15 11:50 2 pgs
Fees:13.00 Taxes:1165.50
20150114-0004002

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Neda Eshragi, Mansour Eshraghi and Azar Babaei	SWBC Mortgage Corp.	171-03-0A-092.00-CO
(NAME) 4736 Potomac Lane	(NAME) 9311 San Pedro Ave. Suite 100	
(ADDRESS) Brentwood, TN 37207	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, JASON MERIWETHER AND WIFE, LATANYA MERIWETHER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEDA ESHRAGI AND HOUMAN SHIRINSQUEI, WIFE AND HUSBAND, MANSOUR ESHRAGHI AND AZAR BABAEI, HUSBAND AND WIFE,** 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(s) 195, as shown on the map entitled the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, page 749 and boundary Plat in Book 7900, page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON MERIWETHER AND WIFE, LATANYA MERIWETHER, by deed from NICHOLAS V. SIMULIA AND WIFE, ANNE M. SIMULIA, of record in Instrument No. 20080902-0089465, dated August 28, 2008, said Register's Office.

This is:						
Improved	property, known as	4736 Potomac Lane		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 our hands this 5 day of January, 2015.

Jason Meriwether by Valarie Burns Attorney-in-Fact
Jason Meriwether by Valarie Burns
Attorney-In-Fact

LaTonya Meriwether by Valarie Burns Attorney-in-Fact
LaTonya Meriwether by Valarie Burns
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Valarie Burns**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jason Meriwether,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5 day of Jan, 2015.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Valarie Burns**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **LaTanya Meriwether,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5 day of Jan, 2015.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY