BILL GARRETT, Davidson County
Trans:T20150008410 DEEDWARR
Recvd: 02/03/15 10:49 2 pgs
Fees:13.00 Taxes:573.50
20150203-0009959

WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
15010045

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-13-15

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 13, 2015

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1012B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
FREO Tennessee, LLC	New Owner	182-6-A-288.00
201 N. Franklin St., Ste 1750		
Tampa, FL 33602		T&#5105380

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,

DILSHAD RAJAB NIMA, AND WIFE, KUBAR BAHJAT ABDI

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 353, Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three- Section One, as recorded at Instrument No. 20060420-0045296, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property

Being the same property conveyed to Dilshad Rajab Nima and Kubar Bahjat Abdi, husband and wife, and Heewa Yazadanparast, a married man, by Warranty deed from Melanie M. Perkins, an unmarried woman, of record in Instrument No. 20110112-0003270 Register's Office for Davidson County, Tennessee, dated January 10, 2011 and recorded on January 12, 2011.
(Value of consideration shown in aforementioned deed $140,000.00.)

Being the same property conveyed to Dilshad Rajab Nima and wife, Kubar Bahjat Abdi by Quit Claim deed from Heewa Yazadanparast of record in Instrument No. 20130612-0059781 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 12, 2013.
(Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this <%a%>.

b. Rights of claims and parties in possession not shown by the public records.

c. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

d. Taxes or special assessments which are not shown as existing liens by the public records.

e. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

f. Easements or claims of easements not shown by the Public Records.

g. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

h. Taxes for the year 2015 a lien, not yet due and payable.

i. Subject to all matters shown on the Plan of record as Instrument Number 20060420-0045296, Register's Office of Davidson County, Tennessee.

j. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060116-0006750, amended in Inst # 20101116-0091730, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

k. Sewer & drainage easement of record in Book 20001030-0107214, Page , in the Register's Office for Davidson County, Tennessee.

l. Easement to united Telephone Company of record in Inst # 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

m. Easement for ingress & egress easement to cemetary of record in Inst # 20000203-0011193, in the Register's Office for Davidson County, Tennessee.

n. Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417 and Inst # 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

o. Storm water detention agreement of record in Instrument Number 20010306-0021333, Inst # 20030226-0025749 and Inst # 20040927-0116009, in the Register's Office for Davidson County, Tennessee.

p. Subject to rights of others in and to the common areas and/or elements.

This is property known as 8833 ~~Crescent~~ Glen Ct, Antioch, TN 37013
CRESSENT

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of January, 2015.

Dilshad Rajab Nima

Dilshad Rajab Nima

Kubar Bahjat Abdi

Kubar Bahjat Abdi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DILSHAD RAJAB NIMA AND KUBAR BAHJAT ABDI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1012B

RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027