THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1011

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bolanle Oseni-McClendon 1521 Constitution Avenue Nashville, TN 37207	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	41-6-A-7.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $217,900.00

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20150010121 DEEDWARR
Recvd: 02/09/15 15:56 3 pgs
Fees:18.00 Taxes:806.23
20150209-0012013

JESSICA LABELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2018

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 **Seyed Mohammad Hassan Saifzadeh,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bolanle Oseni-McClendon, an unmarried woman,** 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. 7 on the Final Plat of Liberty Place (formerly known as Bell Grimes), a Cluster Lot Subdivision, as of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Seyed Mohammad Hassan Saifzadeh by Quitclaim Deed from Best Built Construction, Inc., dated February 26, 2014, recorded February 26, 2014, of record in Instrument No. 20140226-0016500, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Best Built Construction, Inc. by Special Warranty Deed from REDUS Nashville, Housing, LLC, dated December 6, 2013, recorded December 11, 2013, of record in Instrument No. 20131211-0125544, said Register's Office. And further, being a portion of the property conveyed to REDUS Nashville, Housing, LLC, by Successor Trustee's Deed from David W. Houston, IV, Successor Trustee, dated December 31, 2009, recorded December 31, 2009, of record in Instrument No. 20091231-0118873, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1521 Constitution Avenue, Nashville, TN 37207**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee 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.

This instrument is executed on behalf of Seyed Mohammad Hassan Saifzadeh, by Durable General Power of Attorney pursuant to a Power of Attorney executed by Seyed Mohammad Hassan Saifzadeh on April 3, 2013, of record in Instrument No. 20130913-0096913, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 **6th** day of **February, 2015.**

GRANTOR(S)

Seyed mohammad Saifzadeh Hassan by Javad Salimi P.O.A

Seyed Mohammad Hassan Saifzadeh by Javad
Salimi, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Javad Salimi** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Seyed Mohammad Hassan Saifzadeh,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **6th** day of **February, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Seyed Mohammad Hassan Saifzadeh

TO: Bolanle Oseni-McClendon, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Javad Salimi, Affiant

Sworn to and subscribed before me this 6th day of February, 2015.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016