WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013792 DEEDWARR
Recvd: 02/25/15 13:24 2 pgs
Fees:13.00 Taxes:686.83
20150225-0016215

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,630.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~August 14, 2017~~ 1/26/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samira Hashemimahfroujaki	SWBC Mortgage Corporation	163020B09200CO
(NAME)	(NAME)	
5510 Country Drive #16	213 Overlook Cir, Ste 213	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Landmark Homes of Tennessee, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Samira Hashemimahfroujaki and Navid Derakhshanian**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 42, Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., plat of record in Instrument 200706210074238, in the 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 the same property conveyed to Landmark Homes of Tennessee, Inc, by Deed dated 09/22/2014 from Berkley Hall, LLC, a Tennessee limited liability company of record in Instrument 20140929-0089521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat or record in Book 6900, Page 562, plat of record in Instrument 200706210074238; (2) Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 200610310135165, Supplemental Declaration Annexing And Providing Of Covenants Conditions and Restrictions of record in Instrument 200705090055919, and Supplementary Declaration Annexing And Providing Of Covenants Conditions, Restrictions And By-Laws of record in Instrument 201405200043176; (3) Utility Easement of record in Book 1207, Page 530; (4) Right of Way Easement of record in Book 1784, Page 300, Book 2105, Page 428, and Book 2905, Page 439; (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445, and Book 7453, Page 460; (6) Sanitary Sewer Easement of record in Book 7597, Page 679; (7) NES Anchor Easement of record in Book 10319, Page 987; (8) Stormwater Detention Agreement Easement of record in Instrument 200403030023979, said Register's Office; (9) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 721 Frodo Lane, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 24th day of February, 2015.

LANDMARK HOMES OF TENNESSEE, INC.

Gary Wisniewski
President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gary Wisniewski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Landmark Homes of Tennessee, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 24th day of February, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066