Davidson County	DEEDWARR
Recvd: 03/09/15 09:09	3 pgs
Fees:18.00 Taxes:636.40	
20150309-0019720	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Salman A. Shirazi and Iqtidar A. Shirazi	SWBC Mortgage Corporation	163070A03900CO
(NAME)	(NAME)	
1842 Wild Oaks Ct.	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150394

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, I, Linda H. Vaughn and Robin Wheeler, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Salman A. Shirazi, married and Iqtidar A. Shirazi, married as joint tenants with right of survivorship, 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. :

Certain real property situate In Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 39 on the Final Plat of Ridgeview UDO, Phase One, as shown on plat of record in Instrument 20080603-0056596, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Oldemar Villatoro, by Warranty Deed from Weldon Homes, LLC, dated December 19, 2008, and filed of record in Instrument 20090108-0001934, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20140922-0086674, Wilson & Associates, PLLC, was appointed as Substitute Trustee.

AND BEING the same property conveyed to Linda H. Vaughn and Robin Wheeler, By Substitute Trustee's deed from Wilson & Associates, PLLC, as Substitute Trustee, Dated November 19, 2014, And filed of record in Instrument 20141211-0113459, Register's Office for Davidson County, Tennessee

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book Instrument 20080512-0048644, and as amended in Instrument 20120619-0053771 and in Instrument 20140825-0077255, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1842 Wild Oaks Ct., Antioch, TN 37013
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 3rd day of March, 2015.

Linda H. Vaughn

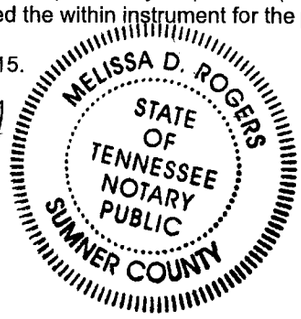
Robin Wheeler

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda H. Vaughn and Robin Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of March, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17



True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway 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: 5/23/16
Notary' Seal (if on paper)

