This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20150016690 DEEDWARR
Recvd: 03/09/15 09:53 2 pgs
Fees:13.00 Taxes:481.00
20150309-0019748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

x _____
Affiant

Sworn to and Subscribed before me on this the 6 day of March, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 9-21-15

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Farzin Ferdowsi	Same	034 09 0 095.00
1728 General George Patton Dr. #200		
Brentwood TN 37027		

WARRANTY DEED

For and in 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, **John C. Moulton and Melissa Moulton, husband and wife**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Farzin Ferdowsi**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos.39 and 40, Block A, on the plan of Edenwold City, of record in Plat Book 421, Page 123 (erroneously sited in prior deeds as Plat Book 421, Page 127), 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 John C. Moulton and Melissa Moulton, husband and wife, by Warranty Deed from Evalena Taylor Raymer of record in Instrument No. 20060324-0033814, on 03/24/2006, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

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, his 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 except for (1) 2015 County Taxes which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to any and all matters as set forth per Plat Book 421, Page 123, said Register's Office; and (3) Subject to right-of-way for public road(s),

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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of March, 2015.

John C. Moulton **Melissa Moulton**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **John C. Moulton and Melissa Moulton**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of March, 2015.

NOTARY PUBLIC
My Commission expires: 9-21-15

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY