

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 185,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

BR15-8245

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Stacy II	Guaranty Trust Co. (NAME)	
8245 Rossi Rd.	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	181-14-0A-067.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NAVID DEZHNABADI AND MARYAM HEYDARI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENNIS STACY II AND DIANE STACY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 67 on the plan of the Villas at Concord Place, Phase 2, as shown on Exhibit A-I to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Navid Dezhnabadi by Special Warranty deed from Aurora Loan Services, LLC of record in Instrument No. 20110721-0055817 Register's Office for Davidson County, Tennessee, dated July 05, 2011 and recorded on July 21, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument 20060328-0035297, Instrument Number 20050922-0114218, as supplemented in Instrument No. 20060328-0035297,Instrument No. 20060501-0049958, amended in Instrument No. 20061228-0160255, Instrument No. 20060731-0092350, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, affidavit in Instrument No. 20071213-0143550, Instrument No. 20080318-0027346, Instrument No. 20080226-0018882, Instrument No. 20081219-0121383, Instrument No. 20051031-0130768 and Instrument No. 20071017-0123090, Instrument No. 20050415-0042178, Instrument No. 20050415-0042178, Book 4424, page 967, Book 4424, page 967, Instrument No. 20051219-0151953, Instrument No. 20050505-0050659; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8245 Rossi Rd., Brentwood, Tennessee 37027
(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 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 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.

Davidson County DEEDWARR
Recvd: 03/25/15 08:33 3 pgs
Fees:18.00 Taxes:684.50
20150325-0025438

Witness my/our hand(s) this 24th day of March, 2015.

Navid Dezhnabadi

Maryam Heydari

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of March, 2015, before me personally appeared Navid Dezhnabadi and Maryam Heydari, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of March, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County