BILL GARRETT, Davidson County
Trans: T20150033499 DEEDWARR
Recvd: 05/01/15 14:37 2 pgs
Fees: 13.00 Taxes: 841.75
20150501-0039621

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~227~~ 500.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2015.

Notary Public

My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John H. Forrester	**John H. Forrester**	**181110B12200CO**
7246 WELLSWOOD LANE	**7246 WELLSWOOD LANE**	
KNOXVILLE, TN 37909	**KNOXVILLE, TN 37909**	

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 ACKNOWLEDGE, WE,

Sarang Farhangi and wife, Ellahe Farhangi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John H. Forrester

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 122 on the Plan of Concord Place, II, Phase 3, Carter Property, of record in Instrument No. 20080808-0082075, 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 Sarang Farhangi and wife, Ellahe Farhangi, by Quitclaim Deed from Alireza Farhangi and wife, Diana L. Farhangi, dated 08/08/2014 and recorded on 08/15/2014 in Instrument Number 20140815-0073906, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Sarang Farhangi and Ellahe Farhangi, husband and wife, as to a one-half undivided interest and Alireza Farhangi and Diana L. Farhangi, husband and wife, as to a one-half undivided interest, as tenants in common with rights of survivorship, by deed from Centex Homes, a Nevada General Partnership, dated 09/02/2010 and recorded on 09/14/2010 in Instrument Number 20100914-0073014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 9200 Forsythia Dr, Brentwood, TN 37027.

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 in 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. 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/our hand(s) this 27th day of April, 2015.

Sarang Farhangi

Ellahe Farhangi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sarang Farhangi and wife, Ellahe Farhangi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

