WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038004 DEEDWARR
Recvd: 05/15/15 13:45 3 pgs
Fees:18.00 Taxes:532.80
20150515-0044998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Coreen Newcomb
Affiant

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2015.

Valerie L Kane
Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Genevieve Lynn Ness		091 05 0C 712.0
(NAME)	(NAME) USAA Federal Savings Bank	
712 Vernon Ave.		
(ADDRESS)	(ADDRESS) 10750 McDermott Freeway	
Nashville, TN 37209	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Four Thousand And No/100 Dollars ($144,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alina C. Tabibi and Mohammad Tabibi, and Saeed Tabibi, unmarried as tenants in common with expressed rights of suvivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Genevieve Lynn Ness, an unmarried woman**, 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:

Being all of Unit No. 712 on the plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Town homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation to the By-Laws appended thereto said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants, Reference is hereby made to the plan of Vernon Avenue Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20061024-0131877, for a more complete and accurate description of said unit.

Being the same property conveyed to Alina C. Tabibi and husband Mohammad Tabibi and Saeed Tabibi, unmarried, as tenants in common with expressed rights of survivorship by Warranty Deed from Bjarne Hill and Holly Hill, husband and wife, dated August 1, 2011 and recorded August 9, 2011 as Instrument No.

File Number: MTJ-151635

20110809-0061129, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded September 2, 2011 as Instrument No. 20110902-0068297 and on February 17, 2012 as Instrument No. 20120217-0014169, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 712 Vernon Ave., Nashville, TN 37209

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, has 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 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 our hands this 11th day of May, 2015.

Alina C. Tabibi

Mohammad Tabibi

Saeed Tabibi

File Number: MTJ-151635

STATE OF TENNESSEE

COUNTY OF Wilson

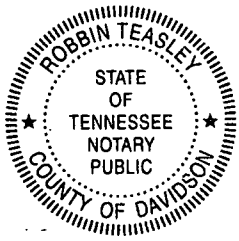
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Alina C. Tabibi and Mohammad Tabibi, husband and wife and Saeed Tabibi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

File Number: MTJ-151635