BILL GARRETT, Davidson County
Trans:T20150056341 DEEDWARR
Recvd: 07/13/15 10:46 3 pgs
Fees:18.00 Taxes:151.70
20150713-0067669

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1619

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Circle Brentwood, TN 37027	New Owner	149-02-0D-014.00CO 149-02-0D-024.00CO 149-02-0D-025.00CO 149-02-0D-026.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $41,000.00

Glenda Morris
Affiant

Subscribed and sworn to before me, this the 9th day of July, 2015.

I.M. Corriveau
Notary Public

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Norris Morris,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hamidreza Parsa,** 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 Nos. 14, 24, 25 and 26 as shown on the Plan of Section Four, Piccadilly Subdivision, of record in Book 6900, page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Norris Morris, by Substitute Trustee's Deed from Donald R. Barrett, Jr., Substitute Trustee, dated September 25, 2009, of record in Instrument No. 20090930-0090791, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **448, 421, 417 & 413 London Court, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Norris Morris, by Glenda Morris pursuant to a Power of Attorney executed by Norris Morris on July 6, 2015, of record in Instrument No. 20150713-0067668, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **July, 2015.**

GRANTOR(S)

Norris Morris by Glenda Morris his attorney in fact

Norris Morris, by Glenda Morris, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Glenda Morris** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Norris Morris,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **9th** day of **July, 2015.**

L. M. Corriveau

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: Norris Morris

TO: Hamidreza Parsa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Glenda Morris, Affiant

Sworn to and subscribed before me this 9th day of July, 2015.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017