This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Ronald T. & Mary A. Ingrum
3303 Big Springs Rd.
Lebanon, TN 37090

Davidson County DEEDWARR
Recvd: 07/20/15 15:23 2 pgs
Fees:13.00 Taxes:547.60
20150720-0070935

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mohsen Sarfehjoo, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ronald T. Ingrum and wife, Mary A. Ingrum**, 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 No. 10-A, on the Zone Lot of Division Lot No. 10, Lake County, Section One of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 337, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mohsen Sarfehjoo, married, by Deed dated September 30, 2003, from Melanie Kay Hudgins of record in Instrument No. 20031013-0151539 Register's Office for Davidson County, Tennessee.

This is improved property known as 4613 (previously referred to as 4615A) Woodview Circle, Old Hickory, Tennessee 37138.
Parcel ID: 06404004200

AND

Land in Davidson County, Tennessee, being Lot No. 10-B, on the Zone Lot of Division Lot No. 10, Lake County, Section One of record in Plat Book 5200, page 493, as amended in Plat Book 5800, page 337, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mohsen Sarfehjoo, married, by Deed dated September 30, 2003, from Melanie Kay Hudgins of record in Instrument No. 20031013-0151537 Register's Office for Davidson County, Tennessee.

This is improved property known as 4615 (previously referred to as 4615B) Woodview Circle, Old Hickory, Tennessee 37138.
Parcel ID 06404009500

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6095, page 656 and Book 6203, page 9, and Book 6227, page 841 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 5200, page 493, Amended in Plat Book 5800, page 337, said Register's Office.
Subject to Charter for Homeowners Association as shown of record in Book 7289, page 990, Registers Office for Davidson County, Tennessee.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 493, Amended in Plat Book 5800, page 337, Register's Office for Davidson County,

Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Janis C. Sarfehjoo, spouse of Mohsen Sarfehjoo, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Mohsen Sarfehjoo.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 17th day of July, 2015.

Mohsen Sarfehjoo

Janis C. Sarfehjoo

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mohsen Sarfehjoo, and wife Janis C. Sarfehjoo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2015.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires:
June 25, 2019

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of July, 2015.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires:
June 25, 2019

CERTIFICATION

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

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to this 17th day of July, 2015, personally appeared before me, a notary public for the county and state, Becky Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JAMIE VESS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 10, 2019