WARRANTY DEED

BR15-2600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
ROBERT P CHRISTY
My Commission Expires February 22, 2016

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
Omni Community Services, a	Omni Community Services, a	
2600 Grovesnor Drive (ADDRESS)	(NAME) 2600 Grovesnor Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	149-07-0D-001.00-CO

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 MEHRIAR ABDOULI AND WIFE SEYYEDEH ELHAM HOSSEININIK AND OMID ABDOULI AND WIFE SEYYEDEHANAHITA SADKHARAVI , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OMNI COMMUNITY SERVICES, A TENNESSEE NONPROFIT, 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 Lot No. 1 on the Plan of Chelsea Village, Phase 6, Section 2 of record in Plat at Instrument No. 20030829-0125891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mehriar Abdouli, unmarried and Omni Abdouli, unmarried by Warranty deed from CarCar Development, Inc. of record in Instrument No. 20050406-0038009 and re-recorded on April 13, 2005 in Instrument No.20050413-0041152 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on April 06, 2005.

Seyyedehanahita Sadkharavi wife of Omid Abdouli and Seyyedeh Elham Hosseininik wife of Mahriar Abdouli join here to convey any and all interest they have in subject property.

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 Number 20030829-0125891 and Book 7900, Page 119, Book 8127, Page 873 and Book 878, page 913, Book 8082, Page 329; Book 8083, page 386; Book 8842, page 434 and Book 8082, page 348, Book 8813, Page 192, Book 8838, Page 542, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150066358 DEEDWARR
Recvd: 08/10/15 14:31 2 pgs
Fees:13.00 Taxes:536.50

20150810-0079816

unimproved ( )
This is improved (X) property, known as 2600 Grovesnor Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Pc

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.

Scanned by CamScanner

Witness my/our hand(s) this 10th day of July, 2015.

Mehriar Abdouli by Seyyedeh elham Hosseininik Attorney in Fact
Mehriar Abdouli by Seyyedeh Elham Hosseininik Attorney in Fact

~~Omid Abdouli~~
Omid Abdouli

Seyyedeh Sadkeravi
Seyyedehanahita Sadkharavi

Selmetham Hosseik
Seyyedeh Elham Hosseininik

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

On this the 10th day of July, 2015, before me personally appeared Omid Abdouli, and wife Seyyedehanahita Sadkharavi, and Seyyedeh Elham Hosseininik, married, 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 10th day of July, 2015.

Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
ROBERT P CHRISTY
My Commission Expires February 22, 2018

My Commission Expires: 02-22-2018

(SEAL)

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

On this the 10th day of July, 2015, before me personally appeared Seyyedeh Elham Hosseininik to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mehriar Abdouli and who acknowledged he/she/they executed the same as the free act and deed of the said Mehriar Abdouli.

Witness my hand and official seal, this the 10th day of July, 2015.

Notary Public

My Commission Expires: 02-22-2018

(SEAL)

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
ROBERT P CHRISTY
My Commission Expires February 22, 2018

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

Scanned by CamScanner