BILL GARRETT, Davidson County
Trans:T20150070007 DEEDWARRSP
Recvd: 08/19/15 14:06 2 pgs
Fees:13.00 Taxes:3922.00
20150819-0083669

01288-27136

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Vaziri	New Owner	15916001400
(NAME)	(NAME)	
1415 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Primestar Fund I TRS, Inc., a Delaware corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brent Vaziri and Pamela O. Vaziri, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 14 on the plan of Revised Final Plat Woodward Hills, as shown on plat of record in Plat Book 9700, Page 900, amended in Book 11766, Page 32, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Primestar Fund I TRS, Inc., by Quitclaim Deed from Wilmington Savings Fund Society, FSB, as Trustee for the Primestar-H Fund I Trust, dated 12/17/2014, in Instrument No. 20150723-0072532, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 900, amended in Book 11766, Page 32, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11643, Page 319, amended in Book 11766, Page 34 and Instrument No. 200006210061752, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Charter of Woodward Hills Homeowners' Association, Inc., of record in Instrument No. 20005020043930, in the Register's Office for Davidson County, Tennessee.
By-Laws of Woodward Hills Homeowners' Association of record in Instrument No. 20005020043931,

in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 117 Woodward Hills Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 14th day of August, 2015.

PRIMESTAR FUND I TRS, INC., A DELAWARE CORPORATION

Jamie Rand
Authorized Agent

State of Florida
County of Hillsborough

Personally appeared before me, a notary public in and for the state and county aforementioned, Jamie Rand with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Primestar Fund I TRS, Inc., a Delaware corporation and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public Sharon M. Parmentier
My Commission Expires: 3/26/18

SHARON M. PARMENTIER NOTARY PUBLIC Comm. # FF 99713 My Comm. Expires Mar 26, 2018 STATE OF FLORIDA

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027