BILL GARRETT, Davidson County
Trans:T20150090070 DEEDWARR
Recvd: 10/22/15 11:05 2 pgs
Fees:13.00 Taxes:721.50
20151022-0107538

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Anderson and Ashley Anderson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shahrouz Eshraghi Tehrani and Elham Azmoun, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1 on the Plan of Villages of Brentwood, Phase 1, a Planned Unit Development, as shown by Plat of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Scott Anderson and Ashley Anderson, husband and wife by deed from Erin Y. Shea, unmarried, dated July 13, 2006, of record as Instrument No. 20060725-0089675, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5425 Village Way, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2015.

Scott Anderson by Lindsay Cox, attorney in fact
Scott Anderson
By Lindsay Cox, His Attorney in Fact

Ashley Anderson by Lindsay Cox, attorney in fact
Ashley Anderson
By Lindsay Cox, Her Attorney in fact

State of Tennessee)
County of Davidson)

On this the 30th Day of September, 2015, before me personally appeared Lindsay Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott Anderson and Ashley Anderson, acknowledged that such persons executed the same as the free act and deed of Scott Anderson and Ashley Anderson.

Notary Public

My commission expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 195,000.00.**

Shahrouz Eshraghi Tehrani Nelham Azmoun

Affiant

Sworn and subscribed before me on this the 30th day of September, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY NY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shahrouz Eshraghi Tehrani	SWBC Mortgage	161-10-A-77.00
5425 Village Way	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	