THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2255

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rymon Botrous 508 Finnhorse Ln Franklin, TN 37064	New Owner Rymon Botrous 508 Finnhorse Franklin, TN 37064	174-11-0A-542.00CO 174-11-0A-543.00CO 149-02-0D-014.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Rymon Botrous
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17
(Affix Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/07/15 09:39 3 pgs
Fees:18.00 Taxes:199.80
20151207-0122851

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 **Hamidreza Parsa,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rymon Botrous,** 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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of First Amendment, Cane Ridge Farms, Phase Three, Section One, as of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamidreza Parsa by Warranty Deed from Amnon Shreibman by Warranty Deed dated April 7, 2015, of record in Instrument No. 20150413-0032583, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of First Amendment, Cane Ridge Farms Subdivision, Phase Three, Section One, as of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamidreza Parsa, by Warranty Deed from Omer Arab Ahmed, dated March 21, 2014, of record in Instrument No. 20140321-0023460, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, Being Lot No. 14 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 a portion of the same property conveyed to Hamidreza Parsa, by Warranty Deed from Norris Morris, dated July 8, 2015, of record in Instrument No. 20150713-0067669, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2052 & 2056 Leefield Drive And 448 London Court, Antioch, TN 37013**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (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 Hamidreza Parsa, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Hamidreza Parsa on January 30, 2015, of record in Instrument No. 20150202-0009697, 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 30th day of November, **2015.**

GRANTOR(S)
Hamidreza Parsa, by
C.M. Corr, his Attorney in Fact
Hamidreza Parsa, by Christopher M. Corriveau,
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 **Christopher M. Corriveau** 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 **Hamidreza Parsa,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 30th day of November, **2015.**

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee
Notary Public

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

EXHIBIT "A"
To
Warranty Deed

FROM: Hamidreza Parsa

TO: Rymon Botrous

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.

C.M. Corr
Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 30th day of November, 2015.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

DAVIDSON COUNTY AMANDA VAUGHN State of Tennessee Notary Public

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY