THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2267

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Patton, Jr. P.O. Box 42 Whites Creek, TN 37189	New Owner	149-02-0D-024.00CO 149-02-0D-025.00CO 149-02-0D-026.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $46,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20150105576 DEEDWARR
Recvd: 12/14/15 16:23 3 pgs
Fees:18.00 Taxes:172.05
20151214-0125742

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 **William Patton, Jr.,** 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 Nos. 24, 25 and 26 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: **413, 417 & 421 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) All matters shown on the plat of Section Four, Piccadilly Subdivision, as recorded in Plat Book 6900, page 481, Register's Office for Davidson County, Tennessee. (4) Storm Water Detention Agreement of record in Book 7285, page 445, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions recorded in Book 7391, page 346, as re-recorded in Book 7396, page 123, Book 6236, page 683, Book 6236, page 730, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6355, page 322, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190 and Book 6830, page 739, , Register's Office for Davidson County, Tennessee. (6) By-Laws of record in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, Register's Office for Davidson County, Tennessee. (7) Charter for the Piccadilly Homeowners Association of record in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, Book 7288, page 963 and Book 7288, page 964, Register's Office for Davidson County,

Tennessee. (8) Information Brochure of record in Book 6236, page 726, Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439, Register's Office for Davidson County, Tennessee. (9) Sanitary Sewer Easement of record in Book 6186, page 238, Book 6251, page 616, Book 6271, page 187 and Book 6298, page 491, Register's Office for Davidson County, Tennessee. (10) Power Line Easement of record in Book 6298, page 491, and (11) 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 10th day of December, 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 10th day of December, 2015.

Notary Public
My Commission Expires:

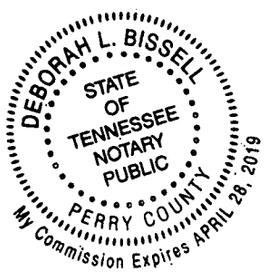


EXHIBIT "A"
To
Warranty Deed

FROM: Hamidreza Parsa

TO: William Patton, Jr.

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 10th day of December, 2015.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Deborah L Bissell
Notary Public
My Commission Expires: