WARRANTY DEED

NP16-2919

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

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
Christa L. Krasneck	Peoples Home Equity Inc.	
2919 Woodymore Court	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1272	Knoxville, Tn 37922	150-06-0-229.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HOUSHANG AZARHOUSHANG AND SEDIGHEH MONIRI, AS A MARRIED COUPLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTA L. KRASNECK, an unmarried woman, 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. 17B on the Plan of Zone Lot Division, Lots 16 and 17, Woodymore Heights - Section 2 of record in Plat Book 6900, Page 156, a revision of Plat Book 5200, Page 645, 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 Houshang Azarhoushang and Sedigheh Moniri, as a married couple by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20121109-103705 Register's Office for Davidson County, Tennessee, dated November 07, 2012 and recorded on November 09, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 645 and revised in Plat Book 6900, Page 156, Book 6534, Page 872; Book 6536, Page 329 and Book 6964, Page 617, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2919 Woodymore Court , Antioch, Tennessee 37013-1272
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20160036517 DEEDWARR
Recvd: 05/03/16 10:39 2 pgs
Fees:13.00 Taxes:414.40

20160503-0043348

4494

Witness my/our hand(s) this 29th day of April, 2016

Houshang Azarhoushang

Sedigheh Moniri

STATE OF Tennessee
COUNTY OF Williamson

On this 29 day of April, 2016, before me personally appeared Houshang Azarhoushang and Sedigheh Moniri, 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 29 day of April, 2016.

Notary Public
My Commission Expires: 10.12.19

LAURA PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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