THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1498

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erica Stoxstill-Diggs 616 Cherry Grove Lane Whites Creek, TN 37189	Accpia, LLC 300 Northcreek Blvd Goodlettsville TN 37072	049010B02300CO

Davidson County DEEDWARR
Recvd: 05/18/16 13:49 4 pgs
Fees:23.00 Taxes:1461.13
20160518-0049734

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Erica Stoxstill-Diggs
Affiant

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Subscribed and sworn to before me, this the 13th day of May, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires: 11/5/18
(Affix Seal)

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, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERICA STOXSTILL-DIGGS AND LAJUAN STOXSTILL-DIGGS, WIFE AND HUSBAND,** 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 No. 30 on the plan of Cherry Grove, Phase 1B, as shown by plat of record in Instrument No. 20060927-0119685, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20150928-0098482, 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 a portion of the property conveyed to Hamidreza Parsa by Warranty Deed from ASM Partners, LLC, dated January 30, 2015, recorded February 2, 2015, of record in Instrument No. 20150202-0009698, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to ASM Partners, LLC by Warranty Deed from William H. Thompson, Jr. and wife, Beverly Jean Thompson, dated July 18, 2013, recorded July 19, 2013, of record in Instrument No. 20130719-0074736, Register's Office for Davidson County, Tennessee.

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 is ☒ Improved OR ☐ Unimproved property located at: **616 Cherry Grove Point, Whites Creek, TN 37189**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (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. 201502025-0009697, 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 **13th** day of **May, 2016.**

GRANTOR(S)

Hamidreza Parsa by C.M. Corriveau, attorney in fact

Hamidreza Parsa by Christopher M. Corriveau,
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(s).

Witness my hand and official seal on this the **13th** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 16, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Hamidreza Parsa

TO: Erica Stoxstill-Diggs, a married woman

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.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 13th day of May, 2016.

Notary Public
My Commission Expires:



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

