WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/16 08:45 2 pgs
Fees:13.00 Taxes:1443.00
20160614-0059950

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 14th day of June, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hamidreza Parsa	New Owner	10502050000
9418 Green Hill Circle		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cindy Owens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hamidreza Parza**, his successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section 100, Edgehill Estates, of record in Book 4860, Page 25, Register's Office for said County.

Said Lot No. 52 fronts 51.5 feet on the southerly margin of 9th Avenue South and extends back 120.0 feet on the southwesterly line and 120.0 feet on the northeasterly line to a deed line in the rear measuring 51.5 feet thereon.

Being the same property conveyed to Cindy Owens from Gerald Hines by Warranty Deed on August 27, 2015, of record in Instrument Number 20151102-0111311, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4657, Page 515, Register's Office for Davidson County, Tennessee.
- Cindy Owens never resided in this property.

This is unimproved property known as: **937 Southside Place, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 7, 2016.

Cindy Owens

~~Cindy Owens~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cindy Owens** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

~~WITNESS~~ my hand and Official Seal at office this June 7, 2016

~~Notary Public~~

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

~~Notary's Signature~~

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.