This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161361TN

BILL GARRETT, Davidson County
Trans:T20160068217 DEEDWARR
Recvd: 08/08/16 10:40 2 pgs
Fees:13.00 Taxes:777.00



20160808-0082025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165098

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Farsheed Ferdowsi	Farsheed Ferdowsi	
8368 Rossi Road	9472 Highland Bend Ct.	181-110C-001.00CO
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Brooks, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Farsheed Ferdowsi, married** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 249 on the plan of the Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John P. Brooks, a married man, by Deed, from Centex Homes, a Nevada General Partnership of record in Instrument No. 20101220-0100973, dated 12/16/10, recorded 12/20/10, said Register's Office.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **John P. Brooks** does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is

unencumbered, unless otherwise herein set out;

AND **John P. Brooks** further covenants and binds his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **8368 Rossi Road, Brentwood, TN 37027**.

Executed on this 27 day of July, 2016.

John P. Brooks

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned Notary Public of said County and State, **John P. Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of July, 2016.

"OFFICIAL SEAL"
Elida Cardenas
Notary Public, State of Illinois
My Commission Expires Aug. 21, 2016

Notary Public

My Commission Expires: Aug 21, 2016

STATE OF IL
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of July, 2016.

Notary Public

My Commission Expires: Aug 21st 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 210,000
Affiant
Subscribed and sworn before me this the
8 Day of August, 2016.
Deputy Register