BILL GARRETT, Davidson County
Trans:T20160080185 DEEDWARR
Recvd: 09/13/16 13:00 3 pgs
Fees:18.00 Taxes:1405.63
20160913-0096232

**THIS INSTRUMENT WAS PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,900.00

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2016.

Notary Public
My Commission Expires: 7.2.18

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James Barr and Marca Barr<br>612 Cherry Grove<br>Whites Creek, TN 37189 | First Choice Lending<br>9821 Cogdill Rd., Ste. 2<br>Knoxville, TN 37932 | 49-1-B-24.00 |

# 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, I, **Hamidreza Parsa, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Barr and wife, Marca Barr,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 31 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: **612 Cherry Grove, 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 the Grantees 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 was executed on behalf of Hamidreza Parsa, by Christopher M. Corriveau, pursuant to the Power of Attorney executed by Hanmidreza 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 this 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 **9th** day of **September, 2016.**

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**, pursuant to the Power of Attorney executed by **Hamidreza Parsa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, 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 seal at office this **9th** day of **September, 2016.**

Jessica Lascelles

Notary Public
My Commission Expires:
10-18-16

JESSICA LASCELLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

# EXHIBIT "A"

**TO Warranty Deed**

To: James Barr and wife, Marca Barr
From: Hamidreza Parsa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this **9th** day of **September, 2016**.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016