BILL GARRETT, Davidson County
Trans:T20160097310 DEEDWARR
Recvd: 11/03/16 09:48 3 pgs
Fees:18.00 Taxes:1525.77
20161103-0116322

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165396

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16539C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,370.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 1ST day of NOVEMBER, 2016.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shalaurence Furlow 1004 Tabitha Lane Old Hickory, TN 37138	United wholesale MTG 1414 East Maple RD TROY, MI 48083	63-4-A-73.00

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, We, **Mohammad T. Oftadeah**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shalaurence Furlow, a single woman,** 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. 129 on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, 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 Mohammad T. Oftadeah by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated September 16, 2015, recorded September 17, 2015, of record in Instrument No. 20150719-0094236, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company by Successor Trustee's Special Warranty Deed from John M. Baird, Successor Trustee, dated December 4, 1997, recorded December 8, 1997, of record in Book 10713, page 250, as corrected in Book 11642, page 821 and in Book 11714, page 126, said Register's Office.

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: **1004 Tabitha Lane, Old Hickory, TN 37138**

This conveyance is made subject to (1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR 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 Mohamed T. Oftadeh, by Ali Shahosseini, pursuant to the Power of Attorney executed by Mohammed T. Oftadeh, on June 30, 2016, of record in Instrument No. 20160825-0088839, 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 1ST day of NOVEMBER, 2016.

by Ali Shah

Mohammad T. Oftadeah by Ali Shahosseini,
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 Ali Shahosseini pursuant to the Power of Attorney executed by Mohammad T. Oftadeh, 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 Mohammad T. Oftadeh, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 1ST day of NOVEMBER, 2016.

Deborah L. Bissell

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
TO Warranty Deed
From: Mohammad T. Oftadeah
To: Shalaurence Furlow

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 1ST day of NOVEMBER, 2016.

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019