BILL GARRETT, Davidson County
Trans:T20170012071 DEEDQC
Recvd: 02/09/17 12:16 2 pgs
Fees:12.00 Taxes:0.00
20170209-0013741

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
ARDAVAN AND DEIRDRE AFRAKHTEH 3636 Estes Road Nashville, TN 37215	Same	116.08-0-170.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ARDAVAN AFRAKHTEH** ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **ARDAVAN AFRAKHTEH** and wife **DEIRDRE AFRAKHTEH**, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 1 on the Plan of a Resubdivision of Part of A. E. Potter Lot on the Subdivision of the West Part of Lot No. 2 Henry Compton land, as of record in Book 3500, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to **ARDAVAN AFRAKHTEH** by Special Warranty Deed from **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS THROUGH CERTIFICATES SERIES FH07-5, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE POOLING AND SERVICING AGREEMENT BY ITS ATTORNEY IN FACT, SINGLESOURCE PROPERTY SOLUTIONS, LLC**, recorded in Instrument No.20110413-0028505 on the 13th day of April, 2011, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 9th day of February, 2017.

X _____
Affiant

_____
Notary Public

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2018

This is improved property, known as 3636 Estes Road, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 9th day of February, 2017.

X _____
ARDAVAN AFRAKHTEH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARDAVAN AFRAKHTEH**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of February, 2017.

_____

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2018