Davidson County DEEDWARR
Recvd: 03/08/17 12:49 2 pgs
Fees:13.00 Taxes:814.00
20170308-0023030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

P-KW-16-1613-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

GRN - 110561

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mahnaz Armakan and Mohammad Khastar	SWBC Mortgage Corp.	
(NAME)	(NAME)	**149-15-A-247.00CO**
1613 Bridgecrest Drive	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CECILIA KIRKSEY, UNMARRIED (F/K/A CECILIA MARIE SANCHEZ),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAHNAZ ARMAKAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 324 on the Plan of Amendment to the Final Plat of Cambridge Forest, Phase 3, R-15 Residential P.U.D. of record in Plat at Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cecilia Marie Sanchez by Quitclaim Deed from Irving Sanchez, III, recorded May 21, 2007 in Instrument No. 20070521-0060191 and further being the same property conveyed to Cecilia Sanchez, a married woman, by Warranty Deed from Ole South Properties, Inc., recorded January 15, 2003 in Instrument No. 20030115-0006791, Register's Office for Davidson County, Tennessee. The said Cecilia Marie Sanchez being one and the same, and now known as, Cecilia Kirksey.

This conveyance is subject to:
- All matters shown on the Plan of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630;
- Covenants, Conditions and Restrictions of record in Book 8206, Page 305, Book 8047, Page 243, Book 10332, Page 1, Book 10774, Page 723, and Instrument Nos. 20020221-0022797, 200612080152145, 20061025-0132073, 20100224-0014180, 20110919-0072463, and 20130225-0018348;
- HOA Charter of record in Book 10343, Page 769;
- HOA By-Laws of record in Instrument No. 20020221-0022798;
- Easement to AT&T of record in Book 1207, Page 529;
- Storm Drainage Easement of record in Book 7632, Page 962;
- Sanitary Sewer and/or Strom Drainage Easement of record in Book 7453, Page 445;
- Easement for Right of Way of record in Book 1147, Page 148;
- Sewer Easement of record in Book 8795, Page 158;
- All matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998, and revised September 24, 1999, by Anderson-Delk and Associates, Inc.;
- Easement of record in Book 6881, Page 320;
- Quitclaim Deed for common area of record in Instrument No. 20110919-0072464;
- Stormwater Detention Agreement of record in Instrument No. 20010202-0010454;
- Easement of record in Book 10805, Page 497, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1613 Bridgecrest Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 3rd DAY OF JANUARY, 2017.

Cecilia Kirksey by JG as Attorney-In-Fact

Cecilia Kirksey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CECILIA KIRKSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CECILIA KIRKSEY.

Witness my hand and official seal, this the 3rd of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY