BILL GARRETT, Davidson County
Trans:T20170025985 DEEDWARR
Recvd: 03/28/17 10:37 3 pgs
Fees:18.00 Taxes:1450.40
20170328-0030034

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176051

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $392,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2017.

Notary Public
My Commission Expires: 12/7/20

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel S. Johnson and Lauren Quick 1700 10th Avenue N. Nashville, TN 37208	CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368-2240	81-12-17.00

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, **Hamidreza Parsa, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel S. Johnson and Lauren Quick, joint tenants with rights of survivorship**, 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:

Tract 1-A:

Land in Davidson County, Tennessee, being the Southerly 25 feet of Lot No. 218 on the Map of the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Easterly side of 10th Avenue North and runs back between parallel lines, along the North margin of Jane Street, 150 feet to an alley

Tract 1-B:

Land in Davidson County, Tennessee, being the North 25 feet of Lot No. 218 on the Plan of the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts twenty-five (25) feet on the Easterly side of 10th Avenue North and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Hamidreza Parsa, a married man by Warranty Deed from Temond LeSure, an unmarried man, dated June 5, 2015, recorded July 8, 2015, of record in Instrument No. 20150708-0066092, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Temond Lesure by Special Warranty Deed from Nations First, Inc., dated January 6, 2006, recorded February 13, 2006, of record in Instrument No. 20060213-0017318, 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: **1700 10th Avenue N., Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2017 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 Grantee 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 Hamidreza 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 27th day of March, 2017.

Hamidreza Parsa, by
C.M. Corriveau, as Attorney in Fact

Hamidreza Parsa by Christopher M. Corriveau, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

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 27th day of March, 2017.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission Expires:
3/3/2020

EXHIBIT "A"
TO Warranty Deed
From: Hamidreza Parsa
To: Joel S. Johnson and Lauren Quick

STATE OF TENNESSEE

COUNTY OF Williamson

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.

H.M. Lm
Affiant

WITNESS my hand and seal at office this 27th day of March, 2017.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission Expires:
3/3/2020