BILL GARRETT, Davidson County
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Fees:13.00 Taxes:814.00
20170522-0050218

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1448

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Izadeen Nagi	Peoples Home Equity	Map 181-14-0-A-
8401 Charbay Circle	170 N. Seven Oaks Drive	Parcel 0133.00CO
Brentwood, TN 37027	Knoxville, TN 37922	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Houshmand Torabi and wife, Zohreh Heidari,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Izadeen Nagi, an unmarried man,** (The "Grantee"), his successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 187 on the Plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second Supplemental Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Houshmand Torabi and wife, Zohreh Heidari by warranty deed dated March 15, 2007 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070320-0033737, said Register's Office.

This is the same legal as used in last Deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, a lien not yet due and payable and assumed by Grantee.
2. Restrictions of record in Instrument No. 20050922-0114218, 20060032-8005297,20060501-0049958,20061228-0160255,20070130-0012170,20071129-0138690,20080226-0018882 and in Instrument No. 20080318-0027346, said Register's Office.
3. Charter of record in Instrument No. 20081219-0121383, said Register's Office.
4. Easements for Stormwater Detention of record in Instrument Nos 20050505-0050659 and 20051219-0151949, said Register's Office.
5. Any and all matters appearing on the Plan of record in Plat Instrument No. 20060731-0092350, said Register's Office.

This is improved property commonly known as **8401 Charbay Circle, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 18 day of May, 2017.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18 day of May, 2017.

Houshmand Torabi

Zohren Heidari

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HOUSHMAND TORABI AND ZOHREN HEIDARI**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 18 of May, 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY