BILL GARRETT, Davidson County
Trans:T20170047832 DEEDWARR
Recvd: 06/06/17 09:04 3 pgs
Fees:18.00 Taxes:1963.61
20170606-0056276

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,705.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 2nd day of June, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fred L. Daniels 1016 Tabitha Lane Old Hickory, TN 37138	Farmington Mortgage, div of CapStar Bank 2002 Richard Jones Rd S-300A Nashville, TN 37215	63-4-A-70.00

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, **Mohommad Oftadeh a.k.a Mohammad T. Oftadeah**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fred L. Daniels and Adrienne Bryant Daniels, husband and wife**, 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. 132 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. 20150917-0094236, 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 Grantor 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 property located at: 1016 Tabitha Lane, Old Hickory, TN 37138

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 Mohammad T. Oftadeh, by Ali Shahosseini pursuant to the Power of Attorney executed by Mohammad 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 2nd day of June, 2017.

X _____ by Alishaw

Mohommad Oftadeh, by
Ali Shahosseini, his 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.

WITNESS my hand and seal at office this 2nd day of June, 2017.

_____
Notary Public
My Commission Expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

EXHIBIT "A"
TO Warranty Deed
From: Mohommad Oftadeh
To: Fred L. Daniels

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 2nd day of June, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2-25-20