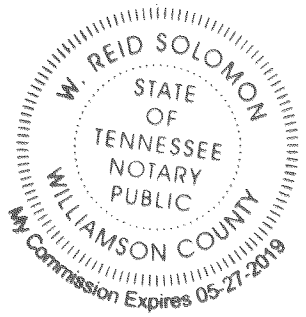
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2017. Notary Public My commission expires: 5-27-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sassan Moradian and Blanca Moradian	Sassan and Blanca Moradian	**181-14-0A-156.00-CO**
8507 Calistoga Way	1014 Waller Road	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christina Ashley Moradian, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sassan Moradian and Blanca Moradian, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 210 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental declaration to declaration of protective covenants, conditions and restrictions and easements for the Villa at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christina Ashley Moradian by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20111019-0081166 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011.

This instrument is executed pursuant to a Power of Attorney recorded as Instrument Number 20170726-0075434 and recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 07/26/17 09:46 3 pgs
Fees:18.00 Taxes:314.50
20170726-0075435

This is improved property known as **8507 Calistoga Way, Brentwood, TN 37027.**

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

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of July, 2017.

Christina Ashley Moradian by
Leila Marie Nelson her attorney in fact

Christina Ashley Moradian by Leila Marie Nelson
Her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leila Marie Nelson** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf **of Christina Ashley Moradian** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Christina Ashley Moradian,** and is authorized by her to execute this instrument on his behalf.

This the 24 day of July, 2017.

Notary Public My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 170219

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

