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Bill Garrett Davidson County
Batch# 13427 DEEDWARR
10/13/2017 12:43:06 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20171013-0105252

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17091342**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2017. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Diana Louisia Farhangi 246 HEARTHSTONE MANOR LN Brentwood TN 37027-4331	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160150A04900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Audrey M. Jarreau*, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana Louisia Farhangi , a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, The Plan of Hearthstone Manor, a Planned Unit Development, Phase 4, as shown on plat of record in Plat Book 6250, Page 990, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Audrey M. Jarreau, a single person by Warranty Deed from William N. Frasch, husband and wife Sherry E. Frasch, recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051106, in the Register's Office of Davidson County, Tennessee.

*Audrey M. Jarreau also known as Audrey Marie Merritt Jarreau

The execution of this instrument is effected by the signature of Marcel Voorhies Jarreau as Attorney-in-fact for Audrey M. Jarreau, which Power of Attorney is recorded in Instrument Number 20171011-0104284, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839 and as amended in Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, Book 7398, Page 907, Book 7403, Pages 563 and 570, and any future amendments thereon , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms and provisions of by-Laws of Hearthstone Homeowners Association, Inc. recorded in Book 7403, Page 568.
Charter for Hearthstone Manor Homeowners Association, Inc. recorded in Book 6437, Page 852, as amended in Book 7679, Page 16 and as further amended in Book 7769, Page 494.
Matters appearing on the plat recorded in Plat Book 6250, Page(s) 990, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
Easement recorded in Book 11651, Page 270.

This is improved property located at 246 HEARTHSTONE MANOR LN Brentwood TN 37027-4331

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of October, 2017.

Audrey M. Jarreau by Marcel Voorhies Jarreau, attorney-in-fact

STATE OF MISSISSIPPI)
COUNTY OF HARRISON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marcel Voorhies Jarreau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Audrey M. Jarreau and that he is authorized by Audrey M. Jarreau to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of October, 2017.

Monica Elaine Choate
Notary Public

My Commission Expires: April 16, 2019

STATE OF MISSISSIPPI
MONICA ELAINE CHOATE
ID No 101265
NOTARY PUBLIC
Comm Expires April 16, 2019
HARRISON COUNTY