THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Arezou Alamdari and Milad Farhangi
3213 Hidden Creek Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Bernsant Bank
2001 Park Place North, Ste 650
Birmingham, AL 35203

WARRANTY DEED

(Map 182-01-0A, Parcel 078.00C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SHELLEY SUZANNE FARRESTER and ALAN RAY FARRESTER, wife and husband,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **AREZOU ALAMDARI and MILAD FARHANGI, wife and husband,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 78, Phase One, Section Two, Sunset Hills, according to plat and survey of same appearing of record in Instrument No. 20071220-0146323 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Shelley Suzanne Farrester and Alan Ray Farrester, wife and husband, by Warranty Deed from Charles M. Reaves and Kelly Nickell, now known as Kelly Reaves, husband and wife, dated December 10, 2015, of record in Instrument No. 20151215-0125914, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on the plat of record in Instrument No. 20071220-0146323; to Restrictive Covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument No. 20070605-0067129; as Supplemented in Instrument No. 20110203-0009586; to Charter of Sunset Hills homeowner's association of record in Instrument No. 20070605-0067128; to Storm water detention agreement of record in Instrument No. 20060406-0039475; to Underground Sanitary sewer line easement of record in Instrument No. 20070710-0082048; to Right-of-way easement to United Telephone Company of record in Instrument No. 20071109-0132386; to HOA Quitclaim Deed of record in Instrument No. 20080211-0013604, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3213 Hidden Creek Drive, Antioch, TN 37013.

Bill Garrett Davidson County
Batch# 80319 DEEDWARR
04/12/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $926.85
20180412-0034680

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 12th day of April, 2018.

Shelley Suzanne Farrester
Shelley Suzanne Farrester

Alan Ray Farrester
Alan Ray Farrester

STATE OF ~~TENNESSEE~~ INDIANA)
COUNTY OF ~~DAVIDSON~~ TIPPECANOE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelley Suzanne Farrester and Alan Ray Farrester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2018.

Notary Public

My Commission Expires: 1/20/2020

(SEAL)

STATE SEAL OF INDIANA FREDERICK D. ROGERS NOTARY PUBLIC

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of April, 2018.

Notary Public

My commission expires: 3/3/19

STATE OF TENNESSEE NOTARY PUBLIC CASSIE LOVVORN WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

