# WARRANTY DEED

Bill Garrett Davidson County
Batch# 87759 **DEEDWARR**
05/03/2018 10:18:42 AM 2 pgs
Fees: $13.00 Taxes: $588.30

20180503-0042212

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Reza Nourbakhsh | SWBC Mortgage Corporation | 163050B12800 |
| (NAME) | (NAME) | |
| 5170 Hickory Hollow Parkway, 508 | 9311 San Pedro Ave, #100 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Danna Jo Clark, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Reza Nourbakhsh and Marjan Mastarifarahani, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 128, Phase III, "A Horizontal Property Regime (Private Element), Phase III, Mill Park (Formerly Hickory Hollow Townhomes)", as shown by plat appearing of record in Instrument No. 20021015-0126630, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Danna Jo Clark, unmarried by Warranty Deed from Saida R. Mirzayeva, single, dated 07/28/2015, recorded 08/03/2015 of record in Instrument No. 20150803-0076188, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Instrument No. 20021015-0126630; Covenants, conditions, easements and restrictions of record in Book 10719, Page 425, First Amendment of record in Book 11167, Page 757, Second Amendment of record in Instrument No. 20141231-0119109, Amendment to By-Laws of record in Book 11167, Page 759, Mill Park Homeowners Association, Inc., Parking Rules of record in Instrument No. 20080304-0021743, Mill Park Homeowners' Association Rules and Regulations of record in Instrument No. 20140902-0079467, Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925, Architectural Change Request Procedures of record in Instrument No. 20110208-0011084; Easement of record in Book 11378, Page 991; Stormwater Detention Agreement of record in Book 10506, Page 278; Boundary Plat of record in Book 9700, Page 538; Charter of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 419, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, 508, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 2 day of May, 2018.

Danna Jo Clark

Danna Jo Clark

State of Tennessee
County of Wilson

Personally appeared before me Danna Jo Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

MARILYN C. MCMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON