This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Karen Johnson Davidson County
Batch# 258521 DEEDWARR
07/18/2019 10:17:07 AM 2 pgs
Fees: $13.00 Taxes: $482.76

20190718-0070341

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,475.21.

Affiant
Sworn to and Subscribed before me on this
The 17 day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Fariborz Ferdowsi Lela A. Ferdowsi	Fariborz Ferdowsi Lela A. Ferdowsi	149150A41100CO
3320 Wellenstein Way	6009 Manassas Ct.	
Antioch, TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Bell, unmarried**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fariborz Ferdowsi and wife, Lela A. Ferdowsi**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Cambridge Forest, Phase Ten, 2-15 Residential PUD of record in Instrument No. 20070103-0001061 recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Bell, unmarried by Warranty Deed dated 03/17/2011 from Citizens Homes, Inc. a Delaware Corporation of record in Instrument 20110329-0024065, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

This is improved property known as 3320 Wellenstein Way, Antioch, Tennessee 37013.

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 except for (1) 2019 Davidson County Taxes are a lien but not yet due and payable, and which will be paid by the Grantees in full when due; (2) Plat of record in Book 6900, page 561; Plat at Book 6900, page 562; and Plat at Instrument No. 20070103-0001061; (3) Covenants, Conditions and Restrictions, of record in Instrument No. 20020221-0022797; as amended of record in Instrument No. 20061025-0132073; as amended of record in Instrument No. 20061208-0152145; as amended of record in Instrument No. 20070409-0041417; as amended of record in Instrument No. 20100224-0014180; (4) By-Laws of record in Instrument 20020221-0022798; (5) Right of Way Easement of record in Book 1147, Page 148; (6) Easement of record in Book 1207, Page 529; (7) Deed of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6881, Page 320; (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7453, Page 445; (9) Stormwater Detention Agreement Easement of record in Book 7632, Page 962; (10) Sanitary Sewer and/or Storm Drainage of record in Book 8795, Page 158; (11) Charter of record in Book 10343, Page 769; (12) Subject to any claim that any part or all or of the land is or was underwater and riparian rights if any; (13) Subject to right-of-way for public road(s) and (14) Subject to right of others in and to the common areas and/or elements; all in the said Register's Office.

And I do further covenant and bind myself, my 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 shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of July, 2019.

JAMES A. BELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **JAMES A. BELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2019.

NOTARY PUBLIC
My Commission expires: 3-9-2020

