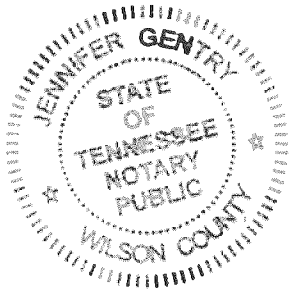
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shohreh Daraei and Sina Daraei	SWBC Mortgage	061 05 0A 035.00
(NAME)	(NAME)	
427 Lemont Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tara Whitelow, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shohreh Daraei, a single woman Sina Daraei, a single man**, hereinafter called the Grantees, their heirs and 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 Unit No. 107 as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and shown and described on the Plan of Poplar Glen, Phase I, of record in Book 6900, Page 646, as Corrected in Surveyor's Certificate of Correction in Book 7572, Page 609, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Tara Bright, unmarried by Warranty Deed from Janice J. Burton and husband, Michael E. Burton dated August 31, 1999 and recorded September 01, 1999 in Book 11644, Page 468, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tara Whitelow, Married by Quitclaim Deed from Tara Bright dated August 19, 2003 and recorded September 4, 2003 in Instrument Number 20030904-0128791, in said Register's Office for Davidson County, Tennessee.

Robert Whitelow, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

File Number: MTJ-1906476FC

Karen Johnson Davidson County
Batch# 266224 DEEDWARR
08/02/2019 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190802-0076685

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 427 Lemont Drive, Nashville, TN 37216

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, 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 Grantees, their 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.

Witness our hands this 31 day of July, 2019

Tara Whitelow

Tara Whitelow

Robert Whitelow

STATE OF TENNESSEE

COUNTY OF ~~KNOX~~ SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tara Whitelow, a married woman, the 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 and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
BRANDON W. LIPPMAN
COUNTY OF RUTHERFORD

File Number: MTJ-1906476FC

STATE OF TENNESSEE

COUNTY OF SUMNER

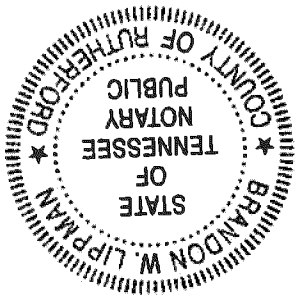
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert Whitelow, spouse of the Granor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)



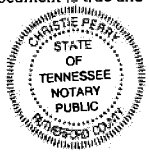
True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MTJ-1906476FC