Davidson County DEEDWARR
Recvd: 09/02/03 09:53 2pgs
Fees:13.00 Taxes:536.50

20030902-0126358

WARRANTY DEED	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00/ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of August, 2003 Notary Public My Commission Expires: 1/18/05 (AFFIX SEAL)	03-7-040-D

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: SARA LEDESMA	SEND TAX BILLS TO: Same	MAP-PARCEL-NUMBERS 150-12-0-C
(NAME) 512 Homey Drive	(NAME)	40.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARA LEDESMA,** _____, hereinafter called the Grantee(s), 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 Lots Nos. 40 on the Plan of Mt. View Subdivision, a Planned Unit Development, Section One, of record in Book 11700, Page 36, and amended in Instrument No. 20010207-0012283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Mt. View, LLC, by Deed from Saeed Sassan, married, of record in Book 11121, Page 164, in Instrument No. 20020111-0004469, in Instrument No. 20020402-0039743, and in Instrument No. 20020711-0083487, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Mt. View, of record in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-0008596, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property has not now nor ever has been the principal place of residence for Grantor.

BEING unimproved ☐
Improved ☒ property known as: 512 Homey Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand, this 20th day of August, 2003.

MT. VIEW, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Saeed Sassan, Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **SAEED SASSAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon she oath acknowledged himself to be the CHIEF MANAGER of **MT. VIEW,LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.