# WARRANTY DEED

FILE BOX 19B
04-07-014-D

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00.

Cassandra Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of July, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **CASSANDRA WALKER and WADE WALKER** | SOUTHEASTERN FINANCIAL, INC. | 162-13-0-A |
| (NAME) 2309 Green Trails Court | (NAME) 3343 Perimeter Hill Drive #111 | 036.00CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Nashville, TN 37211 | |
| (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 **CASSANDRA WALKER, UNMARRIED and WADE WALKER, UNMARRIED**, 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 Lot No. 36, on the Final Plat of Greenwood Subdivision, of record in Instrument No. 20020116-0006350, 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, a Tennessee Limited Liability Company, by Deed from Maceo S. Sawyers and Bobby L. Warfield of record in Book 10148, Page 976, and by Deed from 101 Construction Company, a Tennessee Corporation, of record in Book 10148, Page 987, and in Book 10463, Page 919, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of GREENWOOD, of record in Instrument No. 20000922-0094258, as amended in Instrument No. 20010711-0073943, in Instrument No. 20011023-0115676, and in Instrument No. 20020313-0031767, 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 been the principal place of residence for the Grantor.

Davidson County DEEDWARR
Recvd: 07/29/04 08:06 2pgs
Fees:13.00 Taxes:539.83

20040729-0090680

BEING unimproved ☐
Improved ☒ property known as: 2309 Green Trails Court, 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 27th day of July, 2004

**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 27th day of July, 2004.

My Commission Expires: 03/31/07

Notary Public