WARRANTY DEED

FILE BOX 19B

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2005

Notary Public

My Commission Expires: ~~03/31/07~~ 3/29/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/21/05 14:15 2 pgs
Fees:13.00 Taxes:518.00
20050721-0085121

SUSAN FINCH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Degaga Bedasso	AMERICA'S WHOLESALE LENDER	150.12-0C-044.00-CO
(NAME) 3500 Mt View Ridge Drive	(NAME) 750 Old Hickory Blvd #180	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(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 **Degaga Bedasso**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:
Lot 44 of the Mt. View Planned Unit Development, Section 1 as shown by a map of record in Plat Book 11700 at page 36 as amended in Instrument No. 20010207-0012283 in the Davidson County, Tennessee Register of Deeds office.
INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING a portion of the same property conveyed to Mt. View, LLC by instrument dated September 18, 1998 from Saeed Sassan of record in Book 11121 at page 164 in the Davidson County, Tennessee Register of Deeds office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 3500 Mt View Ridge 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 hands, this 30th day of June, 2005

MT. VIEW, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
SAEED SASSAN, SECRETARY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State 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 his oath acknowledged himself to be the SECRETARY of **MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), a Tennessee LIMITED LIABILITY COMPANY, and that as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.