WARRANTY DEED

When Recorded Return to:
TrustLand Title & Escrow, LLC.
1720 West End Ave. Suite 400
Nashville, TN 37201
Drop Box 32

Davidson County DEEDWARR
Recvd: 05/10/06 14:28 2 pgs
Fees:13.00 Taxes:456.95

20060510-0055049

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of May, 2006

Notary Public

My Commission Expires 9-19-09 (AFFIX SEAL)

DAVID ROGER WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
JENNIFER L. KENDALL, MARRIED (NAME)	Owner (NAME)	149-11-0-A
5204 Rice Road (ADDRESS)	5204 Rice Road (ADDRESS)	11.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, **PARVIZ YOUSSEFI AND WIFE, DEANNE C. YOUSSEFI**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. KENDALL, MARRIED** 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. 11 on the Plan of Rice Hill Subdivision, Phase I, a Planned Unit Development of record in Book 6250, Page 858, 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 the same property conveyed to PARVIZ YOUSSEFI AND WIFE, DEANNE C. YOUSSEFI by Deed from MARY ALICE ROBERTS HUTCHINSON, A MARRIED PERSON, of record in Book 10408, Page 661, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Rice Hill, of record in Book 6812, Page 48, 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.

BEING unimproved ☐
Improved ☒ property known as: 5204 Rice Road, 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, our hands, this 9th day of May, 2006.

PARVIZ YOUSSEFI

DEANNE C. YOUSSEFI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PARVIZ YOUSSEFI AND WIFE, DEANNE C. YOUSSEFI**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of May, 2006.

My Commission Expires: 03/31/07

Notary Public

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