# WARRANTY DEED

FILE BOX 19B
06-07-012-J

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 27th day of July, 2006

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 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **PARVIZ YOUSSEFI AND WIFE, DEANNE C. YOUSSEFI** | **MARKET STREET MORTGAGE CORPORATION** | 165-13-A |
| (NAME) 1041 Brittain Lane | (NAME) 2650 McCormick Drive, Suite 200 | 188.00CO |
| (ADDRESS) Nolensville, TN 37135 | (ADDRESS) Clearwater, FL 33759 | |
| (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, **ADRIAN G. WHITE AND WIFE, MARVA A. WHITE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PARVIZ YOUSSEFI AND WIFE, DEANNE C. YOUSSEFI**, 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. 378, on the plan of Section eight, Peppertree Forest Subdivision P.U.D., of record in Book 7900, Page 652, 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 ADRIAN G. WHITE AND WIFE, MARVA A WHITE, by Deed from ALLEN EARPS AND WIFE, BETTY EARPS, of record dated 6/6/94, in Book 9376, Page 58, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Peppertree Forest, of record in Book 8757, Page 607, 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: 4108 Pepperwood Drive, Antioch, TN, 37013.

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

Davidson County DEEDWARR
Recvd: 08/01/06 15:37 2 pgs
Fees:13.00 Taxes:456.95

20060801-0093604

**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 27th day of July, 2006.

**ADRIAN G. WHITE**

**MARVA A. WHITE**

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 **ADRIAN G. WHITE AND WIFE, MARVA A. WHITE**, 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 27th day of July, 2006.

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

My Commission Expires: 03/31/07

Notary Public