Davidson County DEEDWARR
Recvd: 07/19/07 13:27 2 pgs
Fees:13.00 Taxes:740.00
20070719-0085996

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Laura Saadati **Mike Kepper** **7425 Rolling River Parkway** **Nashville, TN 37221**	**New Owner**	**141-15-0-B-015.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LAWRENCE MASON and wife, Stephanie Mason**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LAURA SAADATI and MIKE KEPPER**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Rolling River Estates, Phase 2 of record in Plat Book 5200, Page 7, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence Mason from Charles C. Hare and wife, Kathy A. Hare, by deed dated 10/31/2002, of record as Instrument #20021107-0137550, Register's Office of Davidson County, Tennessee.

Stephanie Mason joins in the execution of this instrument to convey any and all rights or interest she may have pertaining to her marital status.

This is improved property known as: **7425 Rolling River Parkway, Nashville, TN 37221**

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 29th day of June, 2007.

LAWRENCE MASON

STEPHANIE MASON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **LAWRENCE MASON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29 day of June, 2007.

* and wife, Stephanie Mason

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

AFFIANT

Subscribed and sworn to before me this 29 day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY