Davidson County DEEDWARR
Recvd: 09/21/07 10:57 2 pgs
Fees:13.00 Taxes:784.40

20070921-0112939

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007080078

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
L0078447

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $212,000.00

Sworn to and subscribed before me this 13th day of September, 2007.

Affiant

Notary Public 7/27/10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mansoor Shamsaie 1333 West Running Brook Road Nashville, TN 37209	SCME Mortgage Bankers, Inc. 5401 West Kennedy Blvd., Ste 880 Tampa, FL 33609	114070B08200 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph W. Redmond and wife, Wanda W. Redmond**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mansoor Shamsaie** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 58, SECTION THREE, WESTCHASE, as shown on plat of record in Instrument No. 20030807-0112290 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Being the same property conveyed to Joseph W. Redmond and Wanda W. Redmond, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 22nd day of December, 2003 in Instrument No. 20031222-0181793, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

Plat of Westchase P.U.D. boundary on the plan of record in Plat Book P9700, Page 521, Register's Office for Davidson County, Tennessee.

This is improved property known as **1333 West Running Brook Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of September, 2007

Joseph W. Redmond

Wanda W. Redmond

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joseph W. Redmond and Wanda W. Redmond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2007.

Notary Public

R. MARY DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011