BOX 13
14611

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/23/08 12:50 2 pgs
Fees:13.00 Taxes:185.00
20081023-0106169

ADDRESS NEW OWNER:
Heewa Yazdanparast
370 Wallace Road #G-12
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway, Suite 100
Brentwood, TN 37027

MAP 147-3B
GROUP
PARCEL 19CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen Goeller, unmarried and Neal Lampley, married, joined by Mary Lampley, his wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Heewa Yazdanparast**, unmarried, hereinafter called the GRANTEE, his 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 Unit No. G-12 on the Plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being the same property conveyed to Stephen Goeller, unmarried and Neal Lampley, married by deed from Stephen Chaisson, unmarried of record in Instrument no. 20071226-0146836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **unimproved** property known as **370 Wallace Road #G-12, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs 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.

Mary Lampley joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

WITNESS our hands this the **15th** day of **October, 2008.**

Stephen Goeller

Neal Lampley

Mary Lampley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen Goeller, unmarried and Neal Lampley and Mary Lampley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 3/20/2010