Davidson County DEEDWARR
Recvd: 01/09/09 09:45 2 pgs
Fees:13.00 Taxes:666.00
20090109-0002260

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Miranda Belcher
Paul Belcher
865 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILL:
New Owner

MORTGAGEE:

MAP AND PARCEL:
15602013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ryan Fakhoorian** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Miranda Belcher and husband, Paul Belcher**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 641, as shown on the map entitled Harpeth Woods Section of Harpeth Valley Park, of record as Plat Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to RYAN FAKHOORIAN, by deed from MARIA A. STEVENS f/k/a MARIA A. POLITES, of record as Instrument No. 20020905-0107545, dated August 30, 2002, Register's Office for Davidson County, Tennessee.
>
> Kristie Fakhoorian joins in the execution of this instrument to convey her interest in the Property to the Grantee as spouse of Ryan Fakhoorian.
>
> This conveyance is made subject to: (1) 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties: (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 865 Beech Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of December, 2008.

Ryan Fakhoorian

Kristie Fakhoorian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ryan Fakhoorian and wife, Kristie Fakhoorian, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31 day of December, 2008.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me
this 31 day of December, 2008.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212