WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/09 13:21 2 pgs
Fees:13.00 Taxes:1168.83
20090420-0035603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 315,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 04/15/09

Notary Public

MY COMMISSION EXPIRES MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAHYAR GHARACHOLOU and NADIA GHARACHOLOU	ACOPIA, LLC	180-03-0A-100 CO
(NAME) 809 Holt Grove Ct	(NAME) 306 NORTHCREEK BLVD, SUITE 100	
(ADDRESS) Nashville, TN, 37211	(ADDRESS) GOODLETSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **James Smith and wife, Tonjia Smith,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAHYAR GHARACHOLOU and NADIA GHARACHOLOU, husband and wife** 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(s) 77, as shown on the map entitled Stone Creek Park Subdivision, Section 2B, of record in Plat Book 9700, pages 793 and 794, 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 EDDIE C. DEAL AND WIFE, TONJIA L.M. DEAL, by deed from ZARING HOMES, INC., of record in Book 11654, page 547, dated August 31, 1999, said Register's Office. And being further conveyed to TONJIA L.M. DEAL, AN UNMARRIED, WOMAN, by Quitclaim Deed from EDDIE C. DEAL, AN UNMARRIED MAN, AND TONJIA L.J. DEAL, AN UNMARRIED WOMAN, of record as Instrument No. 20050303-0023508, dated February 1, 2005, said Register's Office. The said Tonjia L. M. Deal now known as Tonjia Smith

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Brentwood, TN 37027
615-372-0280 phone
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processing@logostn.com

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. 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 my/our hand(s) this day 04/15/09.

Tonjia L. M. Deal

James S. Smith

James S. Smith is signing to convey any and all marital interest he may have in subject property.

This is the improved property known as: 809 Holt Grove Ct, Nashville, TN 37211

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Smith and Tonjia L. M. Deal, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 04/15/09.**

Notary Public My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Talia A. Whiteside, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires JULY 25, 2009

My Commission Expires:_____.

Notary's Seal

TALIA A. WHITESIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY