Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lilian Mabel Oquendo		165-13-0-A-188.00CO
4108 Pepperwood Drive	SAME	
Antioch, TN 37013		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2009.

Notary Public

My Commission Expires
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20090041349 DEEDWARR
Recvd: 06/22/09 09:44 2 pgs
Fees:13.00 Taxes:473.60
20090622-0057721

BETH C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Parviz Youssefi and wife, DeAnne C. Youssefi, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lilian Mabel Oquendo ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 378 on the Plan of SECTION EIGHT, PEPPERTREE FOREST SUBDIVISION P.U.D., of record in Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Parviz Youssefi and wife, DeAnne C. Youssefi, by Warranty Deed from Adrian G. White and wife Marva A. White, dated July 27, 2006, of record in Instrument No. 20060801-0093604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **4108 Pepperwood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **June, 2009.**

GRANTOR(S)

Parviz Youssefi

DeAnne C. Youssefi

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Parviz Youssefi and DeAnne C. Youssefi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **June, 2009.**

Notary Public

My Commission Expires:

