(2)

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $273,000.00.<br><br>June Ballard<br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of September, 2009.<br><br>Notary Public<br><br>My commission expires: 9-19-09 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

BILL GARRETT, Davidson County
Trans: T20090063525 DEEDWARR
Recvd: 09/17/09 08:36 2 pgs
Fees:13.00 Taxes:1010.10
20090917-0086585

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Arman Safarian** | SUNTRUST MORT., INC. | 115-14-58 |
| **6508 Jocelyn Hollow Rd** | 401 COMMERCE ST. | |
| **Nashville, TN 37205** | NASHVILLE, TN 37219 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Stephen Elssmann, unmarried aka Stephen Elssman*, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Arman Safarian and Monaliza Safarian, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 733 on the Plan of West Meade Farms, Inc., Section VII of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 733 is further described as follows:

Beginning at a point on the northerly margin of Jocelyn Hollow Road, at the common corner of Lots 732 and 733; thence with the line between Lots 733 and 734, westwardly 199.5 feet to the easterly margin of Bresslyn Road; thence with the margin of said Road southwardly 210 feet to the beginning of a curve; thence along said curve, southeastwardly 39.3 feet to the northerly margin of Jocelyn Hollow Road; thence with the margin of the same eastwardly 174.5 feet to the beginning.

Being the same property conveyed to Stephen Elssman by deed from Linda G. Stolman, individually and as Executrix of the Estate of Sylvia F. Goodman, deceased; Don Goodman and Mark Goodman of record as Instrument No. 20040915-0111302, in the Register's Office for Davidson County, Tennessee, dated August 9, 2004.

*The name of the Grantor was incorrectly spelled Stephen "Elssman" in the prior Deed Instrument No. 20040915-0111302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved ( X ) unimproved ( ) property known as 6508 Jocelyn Hollow Rd, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF September 15, 2009:

Stephen Elssmann by Starling Davis, AIF

Stephen Elssmann by Starling Davis, AIF

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, _____, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of September, 2009.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, STARLING DAVIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for STEPHEN ELSSMANN ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of September, 2009.

My Commission Expires: 7.25.12

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of September, 2009.

My Commission Expires:_____

_____
Notary Public

20091710R