291000560

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Meffert	WRSTARKEY	163-11-0-004.00
2971 BABY RUTH LN	MORTGAGE, L.L.P. 5065	
ANTIOCH, TN 37013	W. PARK BLVD. STE 300	
	PLANO, TX 75093	

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

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Subscribed and sworn to before me, this the 30th day of October, 2009.

Notary Public

My Commission Expires: 5/14/2011
(Affix Seal)

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 DeAnne Youssefi, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shannon Meffert, an unmarried woman ("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. 4 on the Plan of Baby Ruth Lane Estates, of record in Plat Book 9700, page 611, 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 Deanne Youssefi, Husband and Wife, by Warranty Deed from Anthony Gray and Lois Gray, Husband and Wife, dated September 2, 2005, of record in Instrument No. 20050908-0108064, 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: **2971 Baby Ruth Lane, 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 **30th** day of **October, 2009.**

GRANTOR(S)

Parviz Youssefi

DeAnne Youssefi

Davidson County DEEDWARR
Recvd: 11/03/09 13:31 3 pgs
Fees:18.00 Taxes:480.63
20091103-0101494

STATE OF TENNESSEE

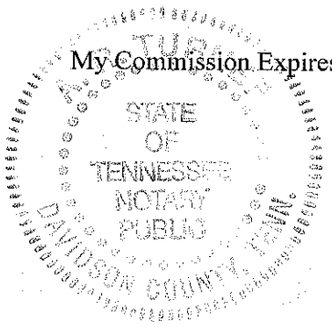
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Parviz Youssefi and DeAnne 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 their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **October, 2009.**

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2012

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

