BILL GARRETT, Davidson County
Trans:T20100032113 DEEDWARR
Recvd: 05/27/10 15:30 2 pgs
Fees:13.00 Taxes:384.43
20100527-0041115

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $103,900.00

Affiant

Subscribed and Sworn to before me, this 21st day of May, 2010.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Sarah O. Waddell 301 Tamworth Drive Nashville, TN 37214	BAC Tax Services Corp. 400 Countrywide Way Simi Valley, CA 93065	09508006900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David Sharifi, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Sarah O. Waddell**, unmarried, 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 160 on the Map of Eva-Mor Heights, Section II, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, which reference is given for a more complete and accurate description.

Being the same property conveyed to David Sharifi by deed from M. Katherine A. Smith of record in Instrument No. 20010830-0094378, Register's Office for Davidson County, Tennessee.

Spouse of Grantor has no interest in this said rental property and has never resided in same.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, Page 30, said Register's Office.

This is (x) improved ( ) unimproved property known as 301 Tamworth Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 21st day of May, 2010.

David Sharifi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David Sharifi** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of May, 2010.

Notary Public

My Commission Expires: 3-4-13

