WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075056 DEEDWARR
Recvd: 11/29/10 13:48 2 pgs
Fees:13.00 Taxes:414.40
20101129-0094841

State of Tennessee)
County of Davidson)

G#22917-2

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2010.

Notary Public

My commission expires: 9-8-2013
(AFFIX SEAL)

DEBORAH K. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard A. Beck	BAC Home Loans Servicing	**Map 135-16-0-B Parcel 024.00co**
448 Flintlock Court	P. O. Box 650070	
Nashville, TN 37217	Dallas, TX 75265-0070	

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

Arshi Nasseh, an unmarried woman, and Nasser Nasseh, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Beck

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 24 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Arshi Nasseh, an unmarried woman, and Nasser Nasseh, an unmarried man, by Warranty Deed dated August 5, 2005, from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20050818-0098102, Register's Office for Davidson County, Tennessee. And further conveyed to Arshi Nasseh and Nasser Nasseh, together as tenants in common with right of survivorship, by Quitclaim Deed dated August 25, 2005, from K. Thomas Sidwell, Trustee, of record in Instrument No. 20050907-0107662, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and in Instrument No. 20050520-0056888, said Register's Office; By-Laws of record in Instrument No. 20021106-0136459, said Register's Office; Declaration of Covenants and Restrictions of record in Book 4827, Page 14, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed on behalf of Arshi Nasseh pursuant to a Power of Attorney executed by her on the 12th day of November, 2010, of record in Instrument No. 20101129-0094840, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as: **448 Flintlock Court, Nashville, TN 37217**.

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 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 **23rd** day of **November, 2010.**

Arshi Nasseh
Arshi Nasseh

Nasser Nasseh

by Nasser, Atty.-in-fact
By: Nasser Nasseh, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Nasser Nasseh,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Arshi Nasseh,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Arshi Nasseh,** for the purpose therein contained, by signing the name of **Arshi Nasseh,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, **2010.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nasser Nasseh,** the within named seller, 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 Nashville, Tennessee, this **23rd** day of **November, 2010.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.