Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1332

WARRANTY DEED

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, the undersigned **Jorge D. Montalvo and wife, Rosa M. Moncayo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nader Bahri and Farnaz Niknejad, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 281 on the plan of The Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase 1) as shown as Exhibit A to the Instrument of Correction to the Declaration of Protective Covenants, Conditions & Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jorge D. Montalvo and wife, Rosa M. Moncayo by deed from Centex Homes dated March 25, 2008 of record as Instrument No. 20080331-0031998, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8304 Rossi Road, Brentwood TN, 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2010.

Jorge D. Montalvo

Rosa M. Moncayo

BILL GARRETT, Davidson County
Trans:T20100076057 DEEDWARR
Recvd: 12/02/10 13:37 2 pgs
Fees:13.00 Taxes:532.43
20101202-0096033

State of Tennessee)
County of Davidson)

On this 30th day of November, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jorge D. Montalvo and Rosa M. Moncayo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2010.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nader Bahri 8304 Rossi Road Brentwood, TN 37027	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 125 San Antonio, TX. 78216	181-11-C-33CO