BILL GARRETT, Davidson County
Trans: T20110013861 DEEDWARR
Recvd: 03/08/11 10:07 2 pgs
Fees: 13.00 Taxes: 240.50
20110308-0018427

This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of March, 2011, by and between Michael S Bligh, Trustee for the Muniz Revocable Living Trust, party of the first part, and Mahmood Sarfaraz and Sedigheh Afzali, a married couple party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.
Said Lot NO. 270 fronts 65 feet on the westerly line and 197.57 feet on the easterly line to a dead line in the rear measuring 65.34 feet thereon.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the Muniz Revocable Living Trust, by virtue of that certain Quit Claim Deed dated April 1, 2010, at Instrument No. 20100804-0061533 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Rosa R. Muniz, Alma Muniz and Ana Muniz by Warranty Deed, dated November 23, 2005 at Instrument No. 2051129-0143356, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Michael S Bligh, Trustee for the Muniz Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2011.

Natalie J Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 20

Property Owner & Address: Mahmood Sarfaraz and Sedigheh Afzali
3425 Township Road
Antioch, TN 37013

Tax Parcel No 15010007800

Property Address: 3425 Township Road
Antioch, TN 37013

MAIL TAX BILLS TO: BAC Home Loans Servicing, LP
P.O. Box 650070
Dallas, TX 75265-0070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY