RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20110028752 DEEDWARR
Recvd: 05/13/11 13:52 3 pgs
Fees:18.00 Taxes:503.20
20110513-0036912

Name and Address of New Owner(s):
Roushanak Pazouki and spouse,
Mehran Mozaffari
5173 Colleton Way
Brentwood, TN 37027

Send Tax Bills
Regions Mortgage
Dept. 2520
P. O. Box 2153
Birmingham, AL 35287-2520

TAX ID NUMBERS
181140A07400CO

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **REGIONS BANK**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **ROUSHANAK PAZOUKI AND SPOUSE, MEHRAN MOZAFFARI** "Grantees), their successors, heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2011 and subsequent years; further subject to notes, easements, setback lines, etc. if any, as may be set forth on The Villas at Concord Place, Phase 2, recorded as Exhibit A-1 to First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas of Concord Place of record as Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee; further subject to said Declaration of Protective Covenants, Restrictions and Easements of record as Instrument No. 20060922-0114218, said Register's Office and all amendments and supplements thereto.

Grantor does hereby covenant with Grantees, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material or workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Executed this the 10th day of May, 2011.

REGIONS BANK

By: _____

TITLE: Vice President

REGIONS BANK CORPORATE SEAL ALABAMA

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted and who upon his (his, her,) oath acknowledged himself (herself, himself) to be the Vice President of REGIONS BANK the within named bargainor, a Alabama Banking Corporation, and that Joe Terrill as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Terrill as such Vice President.

Witness my hand and official seal at office at Hattiesburg, Mississippi on this the 10th day of May, 2011.

Notary Public

My Commission Expires:

August 17, 2014

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $136000.00.

Deanie L. Gregory

Affiant (Purchaser)

Subscribed and sworn to before me this 11 day of May, 2011.

Notary Public

My Commission Expires:

11-7-11

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2011-0249

Land in Davidson County, Tennessee, being Unit No. 74 on the Plan of the Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Protective Covenants, Conditions and Restrictions and Easements For The Villas at Concord Place of record as Instrument No. 20060328-0035297 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to **Regions Bank** by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee which deed is dated June 25, 2010 and recorded June 29, 2010 as Instrument No. 20100629-0050763, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS UNIT 8259 ROSSI RD., UNIT 74, BRENTWOOD, TN 37027