Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/03/11 10:37 2 pgs
Fees:13.00 Taxes:566.10
20111003-0076267

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Notary Public
My commission expires: 9/9/14

DEBBIE LES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1109-84595

Address of New Owner:	Send Tax Bills to:	Tax Information
Shahrouz Khadem	SWBC Mortgage Corp.	172-08-0 B
	9311 San Pedro, Ste. 125	082.00 CO
509 Champions Court	San Antonio, TX 78216	
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel J. Scannelly, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shahrouz Khadem, an unmarried man, hereinafter called the Grantees, their successors 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 Lot No. 82 on the Plan of Bridle Downs, Phase II, as shown on Plat of record in Plat Book 7900, Page 241, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Samuel J. Scannelly by deed from JPMorgan Chase Bank, as Trustee, dated June 20, 2005, recorded August 12, 2005 in Instrument No. 20050812-0095574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Champions Court, Nashville, TN 37211

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of September, 2011.

Samuel J. Scannelly

Samuel J. Scannelly

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel J. Scannelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in office, this 29th day of September, 2011.

James R. Douglas
Notary Public
State of North Carolina

My Commission expires:
October 01, 2011

My Commission Expires October 01, 2011

JAMES R DOUGLAS NOTARY PUBLIC MECKLENBURG COUNTY, N. C.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Dee Files Kennedy
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON