NEW OWNER:

SHANNON D. CLAWSON
418 WOODSMAN COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
~~MEAVGOMAEA~~
Mortgage Investor's Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0608

Map & Parcel No. 108-16-256

RETURN TO
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 27122
File # 01088-5344

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110071541 DEEDWARR
Recvd: 11/14/11 10:19 2 pgs
Fees:13.00 Taxes:284.90
20111114-0088494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Seven Thousand and 00/100 Dollars ($77,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **ALAN M. GAVAMI, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHANNON D. CLAWSON,an unmarried** ("Grantee"), an unmarried woman, her heirs and assigns, forever, the following tract or parcel of land, situated and lying **woman** in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 94-A, Zone Lot Division, Lots 89-90-91-94-95 & 97, PERCY PRIEST WOODS, Section IV, as shown on the plat of the same of record in Plat Book 6250, Page 717, an amendment of Plat Book 6250, Page 357, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ALAN M. GAVAMI, married by Warranty Deed from Gary King Fitzhugh, a single man, dated March 29, 2006, and of record in Instrument No. 20060501-0050039, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **418 WOODSMAN COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as

noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 717, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, MELANIE C. GAVAMI, spouse of the said ALAN M. GAVAMI, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 9th day of November, 2011.

ALAN M. GAVAMI

MELANIE C. GAVAMI

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALAN M. GAVAMI and wife, MELANIE C. GAVAMI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2011.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $77,000.00 .

AFFIANT

Sworn to and subscribed to before me this 9th day of November, 2011.

NOTARY PUBLIC

My commission expires: 4-20-2015

Marion Walsup State of Tennessee Notary Public Wilson Co.