WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Elliot David	Magna Bank	172-05-0-B
(NAME)	(NAME) #300	(MAP)
5817 Sterling Oaks Drive	6525 Quail Hollow	098.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Hassan Tarabi Sereshki and spouse, Masoumeh Monir Parsa, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John Elliot David and Elizabeth Anne David, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 30, on the Plan of Sterling Oaks, Phase II, of record in Plat Book 11190, page 141, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Masoumeh Monir Parsa and Hassan Torabi Sereshki, wife and husband, by deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20020626-0076858, and further conveyed to Hassan Tarabi Sereshki, by Quitclaim Deed from Masoumeh Monir Parsa, of record in Instrument No. 20051108-0135049, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5817 Sterling Oaks Drive, Brentwood, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20110075002 DEEDWARR
Recvd: 11/29/11 12:10 2 pgs
Fees:13.00 Taxes:1134.05

20111129-0092670

Witness my/our hand(s) this 18th day of November, 2011.

Hassan Tarabi Sereshki

Maroumeh Monir Parsa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Hassan Tarabi Sereshki and Maroumeh Monir Parsa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of November, 2011.

Notary Public

My Commission Expires: 1/9/2012

