Return To:
Security Title
1517 Hatcher Ln.
Columbia, TN
38401

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

(2)

ADDRESS NEW OWNER:
Behzad Soleimani
4317 Mystic Valley Ct.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Access National
1800 Robert Fulton Dr, Ste 350
Reston, VA 20191

MAP 165-13
GROUP A
PARCEL 151.00co

BILL GARRETT, Davidson County
Trans:T20110077072 DEEDWARR
Recvd: 12/06/11 13:43 3 pgs
Fees:18.00 Taxes:251.23
20111206-0095113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Loyce Prater, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Behzad Soleimani, unmarried**, hereinafter called the GRANTEE, his heirs 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. 437 on the Plan of Peppertree Forest, P.U.D., Section 9, of record in Plat Book 7900, page 760, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Loyce Prater, unmarried by deed dated October 21, 1994 from Allen Earps and wife, Betty Earps of record in Book 9499, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **4317 Mystic Valley Ct., Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **1st** day of **December, 2011.**

Loyce Prater by Rhonda Barfield

Loyce Prater, by Rhonda Barfield, as attorney-in-fact

attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rhonda Barfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Loyce Prater** and as Attorney in Fact she executed the within Warranty Deed by signing the name of **Loyce Prater** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of December, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $67,900.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012