Davidson County	DEEDWARR
Recvd: 03/20/12 08:03	3 pgs
Fees:18.00 Taxes:358.90	
20120320-0023358	

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0109JAH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,000.00.**

Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of March, 2012.

Notary Public
Commission Expiration: 10.5.2015

ADDRESS OF NEW OWNER:
Philip Scott Childs
3136 Crosswood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
TopFlite Financial, Inc.
123 E. Grand River Ave.
Williamston, MI 48895

MAP-PARCEL:
09611001200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Sharifi

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip Scott Childs and Kathryn Elizabeth Childs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 529 on the Map of Cloverhill Subdivision, Section VIII, as shown on plan of record filed in Plat Book 2311, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Sharifi, married by Cash Deed for Tennessee dated June 17, 2010 from the Secretary of Housing and Urban Development and filed of record in Instrument on June 22, 2010 in Instrument No. 20100622-0048542, Register's Office Davidson County, Tennessee. Said property previously conveyed to The Secretary of Housing and Urban Development by Trustee's Deed dated May 6, 2009 from Wells Fargo Bank, NA, and filed of record on July 10, 2009 in Instrument No. 20090710-0064387, Register's Office for Davidson County, Tennessee.

THIS PROERTY WAS INVESTMENT PROPERTY AND WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2012 and every year thereafter; any and all matters on plan of record in Plat book 2331, Pages 10-11; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **3136 Crosswood Drive Nashville, TN 37214**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

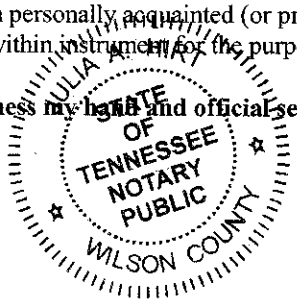
Witness my hand this 15th day of March, 2012.

David Sharifi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Sharifi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March 2012.



Notary Public
Commission Expiration: 10.5.2015

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public
Commission Expiration:

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.