BILL GARRETT, Davidson County
Trans:T20120021511 DEEDWARR
Recvd: 03/26/12 09:36 2 pgs
Fees:13.00 Taxes:257.15
20120326-0025200

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012020029

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $69,500.00

Sworn to and subscribed before me this 23 day of March, 2012.

Michelle Allen
Affiant

Notary Public

My Commission Expires: 7/20/2015

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michelle Allen		15007024600
3302 Oak Trees Court	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 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, **Arian Nasab , unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michelle Allen, unmarried ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58-A on the Plan of Zone Lot Division of Lot 58, Lakeshore Woods, Section 1, of record in Plat Book 5190, Page 789, amending Plat Book 5200, Page 502, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arian Nasab, unmarried by Deed from The Secretary of Housing and Urban Development of record in Instrument No. 20100820-0065906, Register's Office for Davidson County, Tennessee, dated August 18, 2010.

This is improved property known as **3302 Oak Trees Court, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _x___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 22nd day of March, 2012.

Arian Nasab

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Arian Nasab, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 2012.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
Jul. 20, 2015