Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

# WARRANTY DEED

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120026364 DEEDWARR
Recvd: 04/11/12 10:55 2 pgs
Fees:13.00 Taxes:1080.40
20120411-0030961

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 |
|---|---|---|
| Rebecca Annastas | New Owner | 155-16-0-A |
| (NAME) | (NAME) | (MAP) |
| 504 Leonard Ridge Court | | 168.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37221 | | |
| (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, **Stephen D. Halford and wife, Linda A. Halford**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rebecca Annastas and Thomas Annastas, wife and husband**, 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. 183, on the Plan of Traceside, Section Seven, of record in Plat Book 9700, page 423, 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 Stephen D. Halford and wife, Linda A. Halford, by deed dated July 31, 2002, from Mahyar Gharacholou and wife, Suzan Gharacholou, of record in Insturment No. 20020816-0099170, 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: 504 Leonard Ridge Court, Nashville, Tennessee 37221

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.

Witness my/our hand(s) this 30th day of March, 2012.

Stephen D. Halford

Linda A. Halford

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephen D. Halford; Linda A. Halford 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 30th day of March, 2012.

Notary Public

My Commission Expires: 1/9/2016

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
CRANFORD