(1)

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1256

BILL GARRETT, Davidson County
Trans:T20120027498 DEEDWARR
Recvd: 04/16/12 11:25 2 pgs
Fees:13.00 Taxes:2612.79
20120416-0032291

Property Address:
1316 Beddington Park, Nashville, TN 37215
159-02-0-40.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Akbar K. Arab and Hengameh Arab**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Charles P. Mouton and Wife, Yvette D. Mouton**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 47 ON THE PLAN OF Hound's Run, as shown by Plat Book 6900, Pages 167-171, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

BEING the same property conveyed to Akbar K. Arab and wife, Hengameh Arab from Amir Arab, by General Warranty Deed dated June 28, 2007, and recorded on June 29, 2007, in Instrument No. 20070629-0077945, Register's Office for Davidson County, Tennessee.

SUBJECT to:

1. All matters showing of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee.
2. HOA Charter of Hound's Run Homeowner's Association of record in Book 7253, Page 992, Register's Office for Davidson County, Tennessee.
3. Declarations of Covenants, Conditions, and Restrictions of record in Book 7079, Page 995; as amended in Book 7238, Page 736, Book 7826, Page 995; Book 11719, Page 845; Instrument No. 20041025-0127904 and Instrument No. 20060206-0014746, Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record inBook 7430, Page 183; Book 7474, Page 695; and Book 8119, Page 535 and 538, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $706,160.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 13th day of April, 2012.

_____ {Seal}
Akbar K. Arab

_____ {Seal}
Hemgameh Arab

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of April, 2012, before me the undersigned officer, personally appeared Akbar K. Arab and Hemgameh Arab, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

_____
Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Akbar K. Arab and Hemgameh Arab

Grantee's Name, Address, Phone:
Charles Mouton and Yvette D. Mouton
1316 Beddington Park
Nashville, TN 37215

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $706,160.00

Subscribed and sworn before me this the 13th 16 day of April, 2012.

_____
Affiant

(Affix Seal)

_____
Notary Public

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires Mar.30, 2015