Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th day of June, 2012

Notary Public
My commission expires: 7-3-12

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Katherine Givens 314 Whitworth Way Nashville TN 37205	NEW OWNER	105-05-0-407

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gillian Eftekhari-Thomas and husband, Tommy L. Thomas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah Katherine Givens, hereinafter called the Grantees, their successors 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. 20 on the Plan of A. V. Jones Subdivision of the Jones and Dudley Subdivision, of record in Book 57, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gillian Eftekhari-Thomas and husband, Tommy L. Thomas by deed from Richard Phillips and Wanda Fitzgerald, Heirs at Law of Robert Everett Phillips, deceased, dated February 14, 2011, recorded February 22, 2011, of record in Instrument No. 20110222-0014564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1022 Wade Avenue, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120047488 DEEDWARR
Recvd: 06/27/12 14:33 2 pgs
Fees:13.00 Taxes:703.00
20120627-0056481

WITNESS my hand this 27th day of June, 2011.

Gillian Eftekhari -Thomas

Gillian Eftekhari -Thomas

Tommy L. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gillian Eftekhari-Thomas and Tommy L. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of June, 2011.

Carol A. Wilson

Notary Public

My Commission expires: 7-3-12

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.