This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $520,000.00.

Erin E Mangrum
Affiant

Subscribed and sworn before me this the 17th day of August, 2012.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120062003 DEEDWARR
Recvd: 08/20/12 13:45 2 pgs
Fees:13.00 Taxes:1924.00
20120820-0074531

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erin E. Mangrum	SWBC Mortgage Corporation	105-10-30
21 Dayton Cove	213 Overlook Circle Suite A-4	
Jackson, TN 38305	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, REJA FERDOWSI, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIN E. MANGRUM, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the southerly 50 feet of the northerly 100 feet of Lot No. 6 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection by john Kohn & company, P.C., dated 12/29/97, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Said Part of Lot no. 6 fronts 50 feet on the easterly side of Beech Avenue and runs back between parallel lines, 180 feet, more or less, to an alley.

Being the same property conveyed to Reja Ferdowsi by QuitClaim Deed from Saeed Sassan and wife, Katayoon Aminmadani dated May 5, 2011 of record in Instrument No. 20110513-0036937, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1818 Beech 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 17th day of August, 2012.

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reja Ferdowsi, 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 and official seal this 17th day of August, 2012.

My commission expires: 6/26/2016

Notary Public

