Davidson County DEEDWARR
Recvd: 11/01/12 14:02 5 pgs
Fees:27.00 Taxes:0.00
20121101-0100591

Prepared by: Jackie Meehan
Reliance First Capital LLC
270 South Serice Road, Suite 25
Melville, New York 11747

WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
KOORESH DAVID KAVARI AMY LEE HAYES 1997 UPLAND DRIVE NASHVILLE, TN 37216	KOORESH DAVID KAVARI AMY LEE HAYES 1997 UPLAND DRIVE NASHVILLE, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY AND 00/100 Dollars ($ 50.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KOORESH DAVID KAVARI, an unmarried man (herein, "Grantor"), whose address is 1997 Upland Drive, Nashville, TN 37216, hereby sells, transfers and conveys to KOORESH DAVID KAVARI, an unmarried man, and AMY LEE HAYES, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1997 Upland Drive, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1997 Upland Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 13 day of Oct, 2012

PIN NO: 73-9/155.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Property address: 1997 Upland Drive, Nashville, TN 37216

GRANTOR:

Kooresh David Kavari

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kooresh David Kavari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of Oct, 20 12

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

Ann Stathos Donnell

Property address: 1997 Upland Drive, Nashville, TN 37216

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50.00.

GRANTEE

Grantee signature _____
Kooresh David Kavari

Subscribed and sworn to under oath before me, this 23 day of Oct, 2012

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/07/13

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Ann Stathos Donnell

Property address: 1997 Upland Drive, Nashville, TN 37216

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 377 ON THE PLAN OF BURCHWOOD GARDENS, SECTION THREE, AS OF RECORD IN PLAT BOOK 2900, PAGE 116, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 73-9/155.00

Commonly known as 1997 Upland Drive, Nashville, TN 37216

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20061120-0143484 on November 20, 2006.

PIN NO: 73-9/155.00

STREET ADDRESS:

1997 Upland Drive, Nashville, TN 37216

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2013
PEARL RIVER COUNTY