Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-0025T

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20130010171 DEEDWARR
Recvd: 02/06/13 09:51 2 pgs
Fees:13.00 Taxes:440.30
20130206-0012230

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of January, 2013.

Notary Public
Commission Expiration: 10/18/16

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Ron J. Marshall	First State Mortgage	08411021500
2401 Dennywood Drive	480 Oil Well Rd, 2nd Floor	
Nashville, TN 37214	Jackson, TN 38305	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Archie Raines and David Sharifi, as tenants in common,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron J. Marshall, unmarried

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND OR ITS ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in Davidson County, Tennessee, being the north part of Lot No. 163, on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point in the South margin of Dennywood Drive at the corner of Lots Nos. 163 and 164; thence with the line between said lots, Southerly 119.83 feet to a point which is 10.17 feet North of the corner of Lots Nos. 162, 163 and 164; thence Northwesterly parallel to the line between lots 163 and 162 and 10 feet North of the same, 136 feet more or less to the east margin of Smithwood Drive; thence Northerly with the margin of said drive 118.8 feet to the beginning of the curve; thence with the margin of the same Southeasterly 120 feet to the point of beginning.

Being the same property conveyed to Archie Raines and David Sharifi, as tenants in common, by Warranty Deed dated May 3, 2012 from Carla J. Osborne and husband, Sam Osborne, and filed of record on May 7, 2012 in Instrument No. 20120507-0039344, Register's Office for Davidson County, Tennessee.

THIS PROPERTY WAS SOLELY INVESTMENT PROPERTY AND NEVER THE PRINCIPAL RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2401 Dennywood Drive, Nashville, N 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 25 day of January, 2013.

Archie Raines

David Sharifi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Archie Raines and David Sharifi** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January 2013.

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014