When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. R13-1052

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1052

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Jon Westerlund 308 Dogwood Trail Nashville, TN 37209	American Internet Mortgage, Inc. 4121 Camino Del Rio South San Diego, CA 92108	114-4A-14.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$271,095.00**

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20130033548 DEEDWARR
Recvd: 04/24/13 10:44 2 pgs
Fees:13.00 Taxes:1003.05
20130424-0040628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **STS Property Group, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Eric Jon Westerlund, an unmarried man, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, being Lot 14, WOODLAND FOREST, SECTION TWO, as shown on plat of record in Instrument No. 20050331-0035005, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Jon Westerlund, an unmarried man, by Warranty Deed from STS Property Group, LLC, A Tennessee Limited Liability Company, dated April 15, 2013, and being recorded in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **308 Dogwood Trail, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **18th** day of **April, 2013**.

STS Property Group, LLC

By: _____
Hamid Toloogolzari, It's Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hamid Toloogolzari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **STS Property Group, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **18th** day of **April, 2013**.

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY