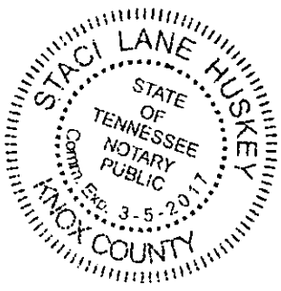
RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ KNOX

The actual consideration or value, whichever is greater, for this transfer is 309,000.00

Brent Merrick
Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Staci Lane Huskey
Notary Public

My commission expires: 3-5-2017

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20130047216 DEEDWARR
Recvd: 06/06/13 10:10 2 pgs
Fees:13.00 Taxes:1143.30
20130606-0057445

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
VAHID NAMVAR	**SunTrust Mortgage**	**155160A34200CO**
1408 TRACE RIDGE LANE	**901 Semmes Avenue**	
NASHVILLE, TN 37221	**Richmond, VA 23224**	

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

BRENT MERRICK. unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VAHID NAMVAR, unmarried

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

BEING Lot No. 19, on the Plan of Traceside, Section Nine, of record in Instrument 200001030000455 and Instrument 200001030000456, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO BRENT MERRICK BY WARRANTY DEED FROM AMY S PEARCE, UNMARRIED DATED 05/26/10 AND RECORDED ON 05/28/10 IN INSTRUMENT NO 20100528-0041399, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1408 TRACE RIDGE LANE, NASHVILLE, TN 37221.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 31st day of May, 2013.

BRENT MERRICK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ KNOX

Personally appeared before me, a Notary Public of said County and State, BRENT MERRICK, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2013.

Notary Public

My Commission Expires:_____

