Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130076980 DEEDWARR
Recvd: 09/05/13 12:30 2 pgs
Fees:13.00 Taxes:434.75
20130905-0093828

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2013

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $117,500.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public
My commission expires: 9-8-13

07-1308-85293

Address of New Owner:	Send Tax Bills to:	Tax Information
Mahmoud Matiniazad 1919 Shaylin Loop Antioch TN 37013	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, Texas 78216	173-05-0-A-269.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bethany A. Bernier, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mahmoud Matiniazad, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 269, on the Plan of Barnes Crossing, A Planned Unit Development, as established by and shown as an Exhibit to the Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bethany A. Bernier, unmarried by deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 4, 2006, recorded October 9, 2006, of record in Instrument No. 20061009-0124910, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1919 Shaylin Loop, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21 day of August, 2013.

Bethany A. Bernier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bethany A. Bernier, 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 in Franklin, TN, this 21 day of August, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

