(1)

BILL GARRETT, Davidson County
Trans:T20130082005 DEEDWARR
Recvd: 09/23/13 09:37 2 pgs
Fees:13.00 Taxes:1061.29
20130923-0099610

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1581

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Wohl 3345 Hickory Run Nashville, TN 37211	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	180-4-A-173.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $286,834.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2013.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 3-7-17
(Affix Seal)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 L.L.C., a Tennessee limited liability company, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Susan Wohl, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section Five, Highland Creek, as of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company by Warranty Deed from Richland South, LLC, a Tennessee limited liability company, dated September 14, 2012, recorded September 24, 2012, in Instrument No. 20120924-0086566, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20130225-0018592, said Register's Office, and further being the same property conveyed to Richland South, LLC by Quitclaim Deed dated September 10, 2012, recorded September 24, 2012, of record in Instrument No. 20120924-0086565, said Register's Office, and as corrected by Scrivener's Affidavit of record in Instrument No. 20130225-0018591, said Register's Office, and further being the same property conveyed to Mousavi Properties by Substitute Trustee's Deed dated September 25, 2009, recorded on September 30, 2009, of record in Instrument No. 20090930-0090790, said Register's Office.

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 GRANTORS paying their prorated share thereof to GRANTEES 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 property located at: **3345 Hickory Run, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **September, 2013.**

GRANTOR(S)

STS Property Group, LLC

By: Ali Shahosseini, 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 **Ali Shahosseini** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **20th** day of **September, 2013.**

Notary Public

My Commission Expires: