BILL GARRETT, Davidson County
Trans: T20130097795 DEEDWARR
Recvd: 11/18/13 10:28 2 pgs
Fees: 13.00 Taxes: 229.40

20131118-0118660

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$62,000.00** (Fifty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of November, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES:

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP. 8 1 15 COMM.

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sepideh Khansari 512 Phipps Drive Nashville, TN 37218	Same as new Owner	05811007300

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JOSEPH CRANSHAW, a single man,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SEPIDEH KHANSARI,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Described property located in Davidson County, Tennessee to wit:

Lot Number 130-A on the Plan of Royal Hills Subdivision as of record in Book 6900, Page 1, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Cranshaw by deed from HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., etc. of record in Instrument Number 20080311-0024318, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **512 PHIPPS DRIVE** **NASHVILLE,TN37218**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number:

GTE File: 2013

WITNESS, this 14th day of November, 2013

Joseph Cranshaw

Joseph Cranshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of November, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph Cranshaw** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of November, 2013.

DEBORA TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

Notary Public

Commission Expires: 8-17-15