BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

NEW OWNER:

Zachery Mosayebi
Lindsay Mosayebi
1133 McChesney Avenue
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0511

Map 072 Group 02-0 Parcel 091.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140051346 DEEDWARR
Recvd: 07/17/14 10:50 3 pgs
Fees:18.00 Taxes:425.50
20140717-0063247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS C. CRAVEN and wife, HELEN CRAVEN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ZACHERY MOSAYEBI and LINDSAY MOSAYEBI, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the easterly side of Burrus Street and extends back 150 feet 6 inches on the northerly line and 149 feet 6 inches on the southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Thomas C. Craven and wife, Helen Craven, by Executrix Quitclaim Deed from Gladys Settle, Executrix of the Estate of Gracie Mae Craighead, dated September 13, 2002, and of recordin Instrument No. 20020917-0113158, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3722 Burrus Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IT IS HEREBY DISCLOSED that the Grantor is selling this property in "AS-IS" condition with all faults, if any.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **July, 2014**.

Thomas C Craven

THOMAS C. CRAVEN

Helen Craven

HELEN CRAVEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS C. CRAVEN AND HELEN CRAVEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **July, 2014**.

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **115,000.00** .

AFFIANT

Sworn to and subscribed to before me 16th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018