Davidson County DEEDWARR
Recvd: 12/22/14 12:27 3 pgs
Fees:18.00 Taxes:666.00
20141222-0116875

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,999.00.

Sasha Boustani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of December, 2014.

Rita B Mitchell
Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sasha Boustani 164 Ivy Hill Lane Goodlettsville, TN 37072	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	-033030B12100

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, WE, **Chuan-Hai Teh and Siew-Paik Teh, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sasha Boustani, a single person**, 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:

Property known as 164 Ivy Hill Lane Goodlettsville, TN 37072, County of Sumner

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chuan-Hai Teh and Siew-Paik Teh, husband and wife, by deed from Beazer Homes Corp. dated 9/27/2007, filed of record in Instrument No. 20071004-0118633, said Register's Office.

Tax Map and Parcel ID is as follows 033030B12100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 164 Ivy Hill Lane, Goodlettsville, TN 37072

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 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 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 17th day of December, 2014.

Chuan-Hai Teh

Siew-Paik Teh

STATE OF NEVADA
COUNTY OF Clark

On this 17th day of December, 2014, before me personally appeared Chuan-Hai Teh and Siew-Paik Teh, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 17th day of December, 2014.

Notary Public
Commission Expiration: 4/2/18

JULIA THOMPSON
Notary Public-State of Nevada
APPT. NO. 98-1510-1
My App. Expires April 02, 2018

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

