BILL GARRETT, Davidson County
Trans:T20150021219 DEEDWARR
Recvd: 03/24/15 08:42 2 pgs
Fees:13.00 Taxes:148.00
20150324-0025046

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0142HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of March, 2015.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bijan Mansouri 1317 Winchester Road Brentwood, TN 37027	OWNER	018-15-0-017.00

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,

Jerry Patterson and Tracy Guzauskas, now known as Tracy Patterson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bijan Mansouri and wife, Katherine Mansouri

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:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Revised Map of Moncriefs Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, May 25,1938, as follows:

BEGINNING at a point in the northwesterly margin of Moncrief Avenue at the common corner of Lot Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to the margin of Moncrief Avenue; thence with the margin of same, northeasterly 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following described portion of Lot No. 40 conveyed to Charles M. Evans by Warranty Deed from Clara J. Couse Murdock and husband, Alfred Murdock dated 7/22/78 and recorded 7/26/78 in Book 5316, Page 77, as follows:

LAND in Davidson County, Tennessee, within the City Limits of Goodlettsville, Tennessee, being the northerly part of Lot No. 40 on the Revised Map of Moncrief's Subdivision of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows:

BEGINNING at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet; thence leaving the road S 21 degrees 13 minutes West for a distance of 381.50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a westerly direction a distance of 106.23 feet to the point of beginning.

BEING PART OF the same property conveyed to Jerry Patterson and Tracy Guzauskas, as tenants in common with right of survivorship, by Quitclaim Deed from Jerry Patterson, dated 6/13/07 and recorded 6/28/07 in Instrument Number 20070628-0077032; and the same property previously conveyed to Jerry Patterson by Warranty Deed from Kent A. Biery and wife, Linda E. Biery, dated 6/13/07 and recorded 6/18/07 in Instrument Number 20070618-0072278, Register's Office for Davidson County, Tennessee.

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. (4) Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. The restrictions shall run with the land and are not personal to the grantee.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 407 Moncrief Avenue, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of March, 2015.

Jerry Patterson

Tracy Guzauskas now known as Tracy Patterson

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Patterson and Tracy Guzauskas* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Panama City, Florida this 18 day of March, 2015.

MICHAEL BELL
Commission # EE 830692
Expires August 27, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires: 8-27-2016

*Tracy Patterson