Box 1

WARRANTY DEED

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF APRIL, 2003**

Notary Public

MY COMMISSION EXPIRES: **February 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamid T. Golzari et al	Ali Shahosseiniand	**119-10 192**
(NAME)	(NAME)	
2901 Simmons Avenue	206 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN. 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joe S. Meeks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamid T. Golzariand, Ali Shahosseiniand, and Zabollah Shahosseini**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 04/30/03 14:14 2pgs
Fees:13.00 Taxes:1017.50
20030430-0057877

unimproved ☐

This is improved ☒ property, known as **2901 Simmons Avenue, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s)** this **25th day of April, 2003**.

Joe S. Meeks

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joe S. Meeks the bargainor(s), 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 Antioch, Tennessee, this 25th day of April, 2003.

Commission expires: 2/20/07

Notary Public

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

EXHIBIT A

Land in Davidson County, Tennessee being the northerly 10 ft of Lot No. 2 and all of Lot No. 3 of Block I on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at the northeast corner of the property conveyed to Charles R. Mayfield and wife, by deed from Clara O. Saindon, of record in Book 1340, Page 532, Register's Office for said County; thence with the westerly margin of said Avenue, northwardly 56.1 feet to the beginning of a curve; thence around said curve in a northwesterly direction 77.4 feet to the southerly margin of Thompson Lane; thence with the southerly margin of said lane, westwardly 101.1 feet; thence southwardly 105 feet to the northwest corner of the Mayfield property; thence with Mayfield's northerly line, eastwardly 150 feet to the beginning.

Being the same property conveyed to **Joe S. Meeks** by deed of record in Book 11397, Page 844, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.