''Prepared solely from the information provided by and at the direction of the parties to this transaction.''

WARRANTY DEED

FILE BOX 19B
03-7-017-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,063.36.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of October, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/13/03 08:14 2pgs
Fees:13.00 Taxes:255.53

20031013-0151041

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Eshagh Hanai and Helen Hanai	"New Owners"	142-11-0-B
(NAME) 713 Magnolia Trail	(NAME)	022.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Yaghoob Hanai and wife Stacey Hanai**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eshagh Hanai and wife Helen Hanai**, 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:

LAND in Davidson County, Tennessee being Lot No. 22, Magnolia Place Subdivision, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Yaghoob Hanai and wife, Stacey Hanai, by Quitclaim Deed from Yazdian Construction, Inc., recorded October 22, 1997, of record in Book 10654, Page 911, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to restrictions of record in Book 9367, Page 807, By-Laws in Book 9367, Page 819, Easement in Book 7788, Page 977, Charter in Book 9391, Page 887, Agreement in Book 7803, Page 640, all matters shown on boundary plat of Creighton Place in Book 7900, Page 179, and all matters shown on the Plan of record.
Taxes for the current year have been paid by the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 713 Magnolia Trail, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 9th day of October, 2003.

Yaghoob Hanai

Stacey Hanai

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 Yaghoob Hanai and wife Stacey Hanai, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of October, 2003.

Notary Public

My Commission Expires:
11/29/2003