WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 11:45 2pgs
Fees:13.00 Taxes:290.45

20040629-0077007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-10-07

(AFFIX SEAL)

JUDY A. LEHMAN
WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Five Talents, a Tennessee General Partnership	SAME	72-6-304
(NAME)	(NAME)	
5825 Deer Estates Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Gholam Reza Kheshti, unmarried and Soheila N. Gilani, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Five Talents, a Tennessee General Partnership, 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 the easterly half of Lot No. 7 on the Plan of Inglewood Place, as of record in Plat Book 332, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Kirkland Avenue and runs back 183.4 feet on the easterly line and 185.7 feet more or less on the westerly line to the northerly line of the Plan of Kenmore Place, measuring 50 feet thereon.

Being the same property conveyed to Gholam Reza Kheshti and Soheila N. Gilani, by Warranty Deed dated December 15, 1998, from Jimmy R. Majors, unmarried, as of record in Book 11262, Page 554, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Soheila N. Gilani pursuant to Power of Attorney executed by same and recorded simultaneously herewith in Instrument Number _____, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1124 Kirkland Avenue, Nashville, TN 37216

(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 our hands this 23rd day of June, 2004.

Gholam Reza Kheshti

Soheila N. Gilani
By: Bob Sparrow as Attorney-in-Fact

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 Gholam Reza Kheshti , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of June, 2004, before me personally appeared Bob Sparrow, the person who executed the foregoing instrument on behalf of Soheila N. Gilani, and acknowledged that he executed the same as the free act and deed of the said Soheila N. Gilani, through Power of Attorney granted Bob Sparrow by the said Soheila N. Gilani.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public