WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Taghi Mohammadkhah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN TO → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1281

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taghi Mohammadkhah	Taghi Mohammadkhah	118-04-~~0~~241
(NAME) 5817 ROBERTSON AVE	(NAME)	
(ADDRESS) NASHVILLE TN 37209	(ADDRESS)	
(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, Keith J. Bailey and wife, Elizabeth Lorene Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taghi Mohammadkhah, single and Hossien Mohammadkhah, single, as Joint Tenants with the Right of Survivorship, 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. 145 on the Plan of Grandview Heights, of record in Plat Book 161, Page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Keith J. Bailey and wife, Elizabeth Lorene Bailey, by deed of record in Instrument Number 20030702-0091533, in 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 2310 Winford Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RE-RECORD

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.

Davidson County DEEDWARR
Recvd: 09/09/04 13:36 2pgs
Fees:12.00 Taxes:0.00
20040909-0109193

Davidson County DEEDWARR
Recvd: 07/28/04 14:25 2pgs
Fees:13.00 Taxes:210.90
[redacted]
20040728-0090459

THIS INSTRUMENT IS BEING RE-RECORDED to CORRECT LEGAL DESCRIPTION.

Witness our hands this 22nd day of July, 2004.

Keith J. Bailey

Elizabeth Lorene Bailey

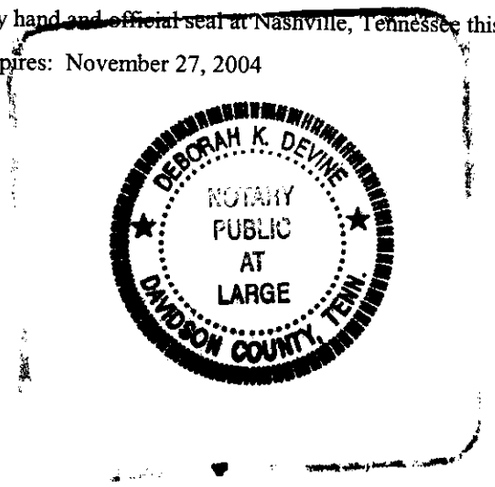
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith J. Bailey and Elizabeth Lorene Bailey, 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 Nashville, Tennessee this 22nd day of July, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public