WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/17/04 09:48 2pgs
Fees:13.00 Taxes:925.00

20040917-0112035

My Commission Expires Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Sarmadi	SAME	172/00-0/172
(NAME)	(NAME)	
128 Penrith Drive		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **Mary H. Rucker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Sarmadi and Dean Balding Baxter**,*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: * Joint Tenants with Right of Survivorship

Beginning at the Northeast corner of Lot 12 of Mt. Pisgah Heights Subdivision as recorded in Book 5210, Page 302, Register's Office for Davidson County, Tennessee; Said Point Being in the southerly right of way of Mt. Pisgah Road; thence with right of way of said road S 85 deg 10' 31" E 231.4 feet to a point; thence continuing with said right of way of Mt. Pisgah Road with a curve to the left, having a radius of 385 feet, a distance of 163.28 feet to the true point of beginning; thence leaving right of way south 19 deg 35' 57" East 8.32 feet to a point; thence north 85 deg 06' 02" East 141.11 feet to a point; thence north 76 deg 16' 48" East 72.66 feet to a point; thence north 75 deg 02' 11" east 319.51 feet to a point; thence north 73 deg 47' 40" East 59.61 feet to a point; thence north 81 deg 42' 45" east 69.51 feet to a point; thence south 02 deg 17' 39" west 415.00 feet to a point; thence north 88 deg 10' 39" west 648.25 feet to a point; thence north 08 deg 00' 13" west 228.88
Continued on next page.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6140 Mt. Pisgah Road, Nashville, TN

(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 15th day of September, 2004.

Mary H. Rucker

Mary H. Rucker

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary H. Rucker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2004.

My Commission Expires:

My Commission Expires Jan. 25, 2006

Notary Public

NOTARY PUBLIC AT LARGE

File Number2408093
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

feet to a point; thence with AA curve to the right (Having a central angle of 82 deg 59' 27") 36.21 feet to a point; thence with a curve to the left (Having a central angle of 04 deg 35' 27") 30.85 feet to the point of beginning, containing 218,070.914 square feet or 5.006 acres.

Being the same property conveyed to Mary H. Rucker and Husband, John I. Rucker Jr. by deed from Richard C. Argo and wife, Martha Argo of record in Deed Book 6665, page 24, Register's Office for said County, executed on 09/20/85 and filed on 09/25/85. The said John I. Rucker Jr. having since died and subject property vested in Mary H. Rucker as the surviving tenant by the entirety.