WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/05 14:40 2 pgs
Fees:13.00 Taxes:321.90
20050201-0011792

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

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

Our File No. 1522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moosa Gharachoolou	Moosa Gharachoolou	162-10-~~35~~ 136
(NAME) 5941 Fireside Drive	(NAME) 5941 Fireside Drive	
(ADDRESS) Brentwood, TN 37027	(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, Gary Schmidt a/k/a Gary Bruce Schmidt, An Unmarried Man, Sheryl Byrd, Married, and Janice K. Nail, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Moosa Gharachoolou, A Married Man, 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. 136 on the Plan of Brookview Estates, Section 2, of record in Plan Book 4460, Page 163, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 136 fronts 75.00 feet on the northerly margin of Roxanne Drive and extends back 191.32 feet on the easterly line and 231.11 feet on the westerly line to a dead line in the rear, measuring 84.90 feet thereon.

Being the same property conveyed to R. E. Schmidt and Gary Schmidt, by Warranty Deed dated February 19, 1985, from Michael Ray Locke and wife, Janice S. Locke, as of record in Book 6496, Page 195, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gary Bruce Schmidt by QuitClaim Deed dated August 18, 1999, from Leslie Anne Salzillo-Schmidt, as of record in Book 11625, Page 291, Register's Office for Davidson County, Tennessee. The said R.E. Schmidt a/k/a Raymond Eugene Schmidt having since died on February 5, 1995 and leaving as his sole heirs at law Sheryl Byrd, Janice K. Nail and Gary Schmidt a/k/a Gary Bruce Schmidt and Gary Bruce Schmidt. Affidavit of Heirship recorded prior hereto in Instrument Number 20050201-0011791, said Register's Office.

The said Sheryl Byrd and Janice K. Nail never resided in subject property.

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

unimproved ☐

This is improved ☒ property, known as 584 Roxanne Drive, Antioch, TN 37013

(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 12th day of January, 2005.

Janice K. Nail

Janice K. Nail

Gary Schmidt a/k/a Gary Bruce Schmidt

Sheryl Byrd

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 Gary Schmidt a/k/a Gary Bruce Schmidt, 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 19th day of January, 2005.
Commission expires: November 22, 2008

Deborah K. Devine — Notary Public

Deborah K. Devine State of Tennessee Notary Public Davidson County

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl Byrd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Austin, Texas this 12 day of January, 2005.
Commission expires: 9/6/08

Notary Public

JANE L. CHANDLER
Notary Public State of Texas
My Commission Expires
September 06 2008

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice K. Nail, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin, Texas this 12 day of January, 2005.
Commission expires: 9/6/08

Notary Public

JANE L. CHANDLER
Notary Public, State of Texas
My Commission Expires
September 06, 2008