Davidson County DEEDWARR
Recvd: 05/01/06 15:05 3 pgs
Fees:18.00 Taxes:1665.00
20060501-0049915

3LB
WP
Lynne

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Farhad Sadri, Affiant (Print Name)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 27TH DAY OF APRIL 2006

Ernest B. Williams IV, Notary Public

MY COMMISSION EXPIRES: **May 24, 2008**
(AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farhad Sadri **c/o 3409-B Nolensville Road** **Nashville, Tennessee 37211**	**Same**	**133-02-0-235.00**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, ~~GEORGE~~ GREGORY W. **IRBY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARHAD SADRI**, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:
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 Number 7, on the Plan of Sunrise Heights Addition of record in Book 421, Page 2, Register of Deed's Office for Davidson County, Tennessee.

SAID lot fronts 50 feet on the westerly side of Nolensville Road, as widened, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:
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. 6 on the Map of Sunrise Heights Addition, of record in Book 421, Page 2, Register of Deed's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 50 feet on the westerly side of Nolensville Road and runs back between parallel lines 150 feet to an alley. There is EXCLUDED here from a strip of ground across the front of the lot that was conveyed to Davidson County by deed of record in Book 2021, Page 397, for the widening of Nolensville Road.

BEING the same property conveyed from W.L. Johnson, *et ux* to ~~George~~ GREGORY W. Irby by Deed on October 6, 2000 of record as Instrument No. 2001006-00969672, Register of Deed's Office, Davidson County, Tennessee.

(the "Property").

Initials:

This is **X** improved ☐ unimproved property, known as **3409 Nolensville Pike, Nashville, Tennessee 37211-2911.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do convenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 27th day of April 2006.

Gregory W Irby

~~George~~ W. Irby
GREGORY GI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

GRIGORY GI

PERSONALLY APPEARED BEFORE ME; ERNEST B. WILLIAMS IV, the undersigned, a Notary Public in and for said County and State, the within named, ~~**GEORGE**~~ **W. IRBY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of April 2006.

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

IV

Notary Public

My Commission Expires: **May 24, 2008**

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials:

EXHIBIT A

EXCEPTIONS

1. Easement to State of Tennessee, as set forth in Right of Way Deed, recorded in Book 1973, page 275 of the Register of Deed's Office, Davidson County, Tennessee.

2. Easement to State of Tennessee, as set forth in Right of Way Deed, recorded in Book 2021, page 411 of the Register of Deed's Office, Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 421, page 2.

4. Notation: The exceptions listed on Instrument No. 20001006-0099672, plat book 5200, Page 132, the restrictive covenants of record in Book 5393, page 651 and Book 5484, page 222 and the easement in Book 4589, page 112 DO NOT affect this property.

Initials: