File No. 60419

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 10:33 2 pgs
Fees:13.00 Taxes:192.77
20060613-0070131

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LINDA F. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grand Canyon Properties, LLC	New Owner	83-15-186
(NAME) P.O. Box 160591	(NAME)	
(ADDRESS) Nashville, TN 37216	(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, Amir E. Taslimi, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grand Canyon Properties, LLC, a Tennessee limited liability company,, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 603 Newhall Drive, Nashville, TN 37206

(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 hand this 9th day of June, 2006.

Amir E. Taslimi

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amir E. Taslimi, the bargainor(s), 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 this 9th day of June 2006.

Commission expires:

My Commission Expires Jan. 12, 2008

LACEY S. FURR NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TN

Notary Public

File No. 60419

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 298A on the Zone Lot Division Lots 294 thru 300, Fortland Park, Section Four, as of record in Book 6250, Page 622, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Amir E. Taslimi by deed from H & H Investments, Ltd., a Tennessee Limited Partnership dated July 23, 2003 and filed for record on August 29, 2003 in Instrument Number 20030829-0125931 and by Deed of Correction in Instrument Number 20060613-0070128 in the Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 6250, page 622, said Register's Office.

Subject to restrictions of record in Book 6336, page 949, said Register's Office.