Davidson County DEEDWARR
Recvd: 09/25/06 14:35 2 pgs
Fees:13.00 Taxes:440.30

20060925-0118665

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1571**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Shawkat A. Kochary, married, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Hamid Toologolzari, Ali Shahosseini and Zabih Shahosseini ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 6TH, FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF LOGAN STREET, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID RIGHT OF WAY N 07 DEGREES 51 MINUTES 18 SECONDS E, A DISTANCE OF 60 FEET; THENCE S 84 DEGREES 47 MINUTES 20 SECONDS E A DISTANCE OF 163.47 FEET; THENCE S 07 DEGREES 37 MINUTES 53 SECONDS W, A DISTANCE OF 60 FEET; THENCE N 84 DEGREES 47 MINUTES 20 SECONDS W, A DISTANCE OF 163.71 FEET TO THE POINT OF BEGINNING, CONTAINING 9805.8 SQ. FEET, OR .23 ACRES MORE OR LESS, ACCORDING TO A SURVEY DATED 12/20/2004, PERFORMED BY JOHN KOHL & COMPANY, P.C., JEFFREY A. LEOPARD, SURVEYOR, TNRLS NO. 2415, 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203.

BEING THE SAME PROPERTY CONVEYED TO SHAWKAT A. KOCHARY, MARRIED BY SPECIAL WARRANTY DEED FROM SUNTRUST BANK, AS CO-EXECUTOR AND JOHN W. NELLEY, JR., AS CO-EXECUTOR OF THE ESTATE OF MARY LINDSAY POLK, RECORDED ON THE 25TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050125-0009291, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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.

Parcel ID # **119-10 34.00**
☒ Improved OR
☐ Unimproved property located at: **2838 Logan Street, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **22nd** day of **September, 2006.**

Shawkat A Kochary

**This property has never been the primary residence of Shawkat A. Kochary.

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shawkat A Kochary** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **22nd** day of **September, 2006.**

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TENN

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$119,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sara B. Kelley
Affiant

Subscribed and sworn to before me on this the **22nd** day of **September, 2006.**

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

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Owner's Name: **Hamid Toologolzari, Ali Shahosseini and Zabih Shahosseini**

and Address: **2838 Logan Street, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Hamid Toologolzari, Ali Shahosseini and Zabih Shahosseini
9474 Chesapeake Dr
Brentwood, TN 37027