File No.: PT1106-287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: Expires NOV. 14, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamidreza C. Jobehdari and Maricely Valdes	SAME	159-00-0-151.00
(NAME)	(NAME)	
836 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/04/07 15:58 2 pgs
Fees:13.00 Taxes:2571.50
20070104-0001878

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, **Mark Sarmadi and wife, Debbie Sarmadi,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamidreza Jobehdari and wife, Maricely Valdes** 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. 4 on the Plan of Resubdivision of Lots 4 and 5, Section One Bokor Heights as of record din Plat Book 4350, Page 49, Register's Office for Davidson County , Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Sarmadi by deed from Bob L. Montgomery and wife, Cathy H. Montgomery, dated May 12, 2006 and filed for record on May 19, 2006 in Instrument No. 20060519-0059200 Register's Office for Davidson County.

Being also the same property conveyed to Bob L. Montgomery and wife, Cathy H. Montgomery by deed from Norvell L. Olive and wife, Connie Olive, dated March 16, 1998 and filed for record on March 16, 1998 of record in Book 10839, Page 696, Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 836 Old Hickory Blvd., Brentwood, TN 37027

File No.: PT1206-268

(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 28 day of December 2006.

Mark Sarmadi

Debbie Sarmadi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MARK SARMADI AND WIFE, DEBBIE SARMADI.** with whom I am personally acquainted and who upon **THEIR** oath acknowledged **THEMSELVES** to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of December, 2006.

Commission expires:
5-24-2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Regina E. Johnson
Notary Public