WARRANTY DEED

State of Tennessee)
County of Davidson)

09-03-014-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 2, 2011

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of March, 2009

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
REZA FRAZMAND AND SUZY FRAZMAND	New Owner	92-12
(NAME) 1618 State Street	(NAME)	207.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP By: State Street Corporation, a Tennessee Corporation, its General Partner**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REZA FRAZMAND, AND SUZY FRAZMAND,** _____, hereinafter called the Grantee(s), 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 **Lots Nos. 316, 317, & 318, on the Plan of Boyd Home Tract**, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to THE 4-J, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from JAMES W. STANSELL AND WIFE, DOLORES R. STANSELL, dated May 18, 1994, of record in Book 9359, Page 351, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20090021092 DEEDWARR
Recvd: 03/31/09 13:57 2 pgs
Fees:13.00 Taxes:1554.00
20090331-0028924

BEING unimproved ☐
Improved ☒ property known as: **1618 State Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 20th day of March, 2009

THE 4-J L.P.,
A TENNESSEE LIMITED PARTNERSHIP

By: State Street Corporation,
a Tennessee Corporation, its General Partner

By: James T. Stansell
James T. Stansell, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAMES T. STANSELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Secretary of **State Street Corporation, a Tennessee Corporation, the General Partner of THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP,** the within named bargainor(s), and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation and partnership.

Witness my hand and official seal at Brentwood Tennessee, this 20th day of March, 2009.

My Commission Expires: 1/3/11

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON