WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021431 DEEDWARR
Recvd: 04/12/10 10:24 2 pgs
Fees:13.00 Taxes:703.00
20100412-0027379

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Afshin Alavi Naeini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Afshin Alavi Naeini	Tennessee Bank & Trust	Map 126-16-A
(NAME)	(NAME)	Parcel 668 CO
1328 Westvale Drive	330 Mayfield Drive, Suite C-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, **SPICEWOOD SERVICES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AFSHIN ALAVI NAEINI AND FATEMEH EZATI, HUSBAND AND WIFE,** 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. 576 on the Plan of Parkview at Riverwalk, Phase 2, of record in Plat Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to Spicewood Services, Inc., by deed dated December 31, 2008 from Four M Partners of record in Instrument No. 20090128-0007322, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Instrument #20061101-0135728 said Register's Office; (c) restrictive covenants of record in Instrument #20011105-0121083, Instrument #20020424-0050565, Instrument #20040430-0049313, Instrument #20040506-0051985, Instrument #20050308-0025001, Instrument #20060320-0031638, Instrument #20061103-0136691 and Instrument #20061214-0154502 , said Register's Office; (d) Bylaws of record in Instrument #20011105-0121083, said Register's Office; and (e) easements of record in Book 751, page 375, Book 787, page 7, Book 4205, page 194, Book 4226, page 715, Book 7526, page 315, Book 7526, page 318, Book 7526, page 324, Instrument #20010706-0072536, Instrument #20010919-0101279, instrument #20021119-0143687, Instrument #20010919-0101280, Instrument #20021125-0145984 and Instrument #20040812-0097619, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1328 Westvale Drive, Nashville, Tennessee 37221
(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 April, 2010.

Spicewood Services, Inc.

By: _____
James F. McCulloch, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James F. McCulloch, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of Spicewood Services, Inc., the within named bargainor, a corporation, and that he as such Vice President of Spicewood Services, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 9 day of April, 2010.

Commission expires:

_____
Notary Public



My Commission Expires MAR. 4, 2013