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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20100031619 DEEDWARR
Recvd: 05/26/10 10:26 3 pgs
Fees:18.00 Taxes:592.00
20100526-0040555

WARRANTY DEED

Address New Owner(s):
Shahin Shariati
2005 Porter Road
Nashville, TN 37206

Send Tax Bills to:
New Owner

Map/Parcel: Map/Parcel: 07216004100

FOR AND IN 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, I/we, **Dominick Joseph Leonardo, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shahin Shariati, an unmarried man and Bahar Shariati, a married woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Burchwood Gardens, Section 1, of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 90 feet on the northerly side of Porter Road and runs back 201 feet on the westerly line and 203.65 feet on the easterly line to a broken line in the rear measuring 90.05 feet thereon.

BEING the same property conveyed to Dominick Joseph Leonardo, by Warranty Deed from Phyllis B. Leonardo, dated October 9, 2003, and filed in Instrument No. 20031015-0152608, said Register's Office.

The said Ashli V. Leonardo joins in the conveyance of this instrument to convey any interest she may have by reason of marital status only.

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 2005 Porter Road, Nashville, TN 37206

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 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 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/our hand(s) as on the date shown on the Notary Public form.

Dominick Joseph Leonardo

Ashli V. Leonardo

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dominick Joseph Leonardo and Ashli V. Leonardo, the within named bargainor, 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 at office, this 24th day of May, 2010.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me this 24th day of May, 2010.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010