| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers | |
|---|---|---|---|
| Fatemeh M. Habibian<br>6519 Currywood Drive<br>Nashville, Tennessee 37205 | SAME | Map<br>Parcel | 115 10 0<br>054.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Mohammad Reza Habibian, hereinafter called the Grantor, and the Grantor's spouse, Fatemeh M. Habibian, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Fatemeh M. Habibian, the Grantor, Mohammad Reza Habibian, has bargained and sold, and by these presents does transfer and convey unto Fatemeh M. Habibian, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.



BILL GARRETT, Davidson County
Trans:T20110009966 DEEDWARR
Recvd: 02/17/11 08:51 3 pgs
Fees:17.00 Taxes:0.00
20110217-0013394

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of February, 2011.

Mohammad Reza Habibian

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad Reza Habibian, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 2011.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 215 on the plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County.

SAID Lot NO. 215 fronts 140.05 feet on the broken, southwesterly margin of Currywood Drive and extends back 509.9 feet on the northwesterly line and 528.6 feet on the southeasterly line to a dead line in the rear, measuring 124.8 feet thereon.

Being the same property conveyed to Mohammad Reza Habibian and wife, Fatemeh Mary Habibian by Warranty Deed from Norman H. Oleesky and wife, Helene Oleesky, of record in Book 7286, Page 118, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3102, page 381, as amended in Book 4503, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property known as 6519 Currywood Drive, Nashville, Tennessee 37205.