BILL GARRETT, Davidson County
Trans:T20110014968 DEEDWARR
Recvd: 03/14/11 10:07 3 pgs
Fees:18.00 Taxes:499.50
20110314-0019875

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $135,000.00

Subscribed and sworn before me this the 11TH Day of March, 2011

(Affix Seal)

Affiant

Notary Public
My Commission expires: 1/6/14

WARRANTY DEED

2011041

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
216 Centerview Drive, Suite 100 Brentwood, Tennessee 37027

Address of new owner:
Babak Sassan
1251 Old Hickory Blvd.
Brentwood, TN 37027

Send tax bills to:
New Owner

Map 159 Parcel 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Homayoun Aminmadani

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Babak Sassan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Exhibit A:

Being the same property conveyed to Homayuoun Aminmadani by Warranty Deed from BPT, LLC a Tennessee limited liability company dated 12/8/2010 of record in Instrument Number 20101208-0097577, Register's Office for Davidson County, Tennessee.

Subject to an easement described in Instrument Number20060125-0009400, Register's Office for Davidson County, Tennessee.

Subject to Deed, Slope & Utility Easement to State of Tennessee of record in Instrument Number 20100806-0083447, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer & Storm Drainage Easement of record in Book 3436, page 486 and Book 7838, page 615, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Overflow Fields of record in Book 5245, page 636 and re-recorded in Book 5252, page 620, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS AN Improved ~~UNIMPROVED~~ PROPERTY KNOWN AS: 1251 Old Hickory Boulevard, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 11th day of March, 2011.

Homayoun Aminmadani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named **Homayoun Aminmadani** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2011.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File #2011041

Exhibit A:

Being a parcel in the Seventh Civil District, described according to a survey by C. K. McLemore, dated August 20, 1969, beginning at a point in the center of Old Hickory Boulevard, said point being the common northerly corner of subject property and the Morel Parcel; thence with the westerly margin of the Morel Parcel, South 32 degrees West 241.5 feet to an iron pin; thence North 61 degrees 01 minutes West 105 feet to an iron pin; thence North 32 degrees East 181.5 feet to a point; said point being in the said center of Old Hickory Boulevard; thence with the center line of Old Hickory Boulevard and in an easterly direction 120 feet to the point of beginning.

Tract 2: Appurtenant Easement

Land in the Seventh Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point marking the northeast corner of said Electric Power Board property on the southerly right of way of Old Hickory Boulevard; thence from beginning point and running along said right of way Old Hickory Boulevard North 37 degrees and 57 minutes West 55.00 feet to a point; thence South 25 degrees 33 minutes West 213.67 feet to a point thence South 54 degrees 36 minutes East 138.58 feet to a point on the easterly line of said Electric Power Board property; thence North 35 degrees 24 minutes East 108.00 feet to a point; thence North 53 degrees 21 minutes West 54.08 feet to a point; thence north 59 degrees 46 minutes West 51.52 feet to a point; thence North 19 degrees 45 minutes East 33.49 feet to a point; thence North 27 degrees 19 minutes East 105.01 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT WHICH WAS CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN INSTRUMENT #20010806-0083447, DESCRIBED AS FOLLOWS:

Beginning at the point of intersection of the existing south margin of S. R. 254 and the southeast boundary of the Metropolitan Government of Nashville & Davidson County, Electric Power Board property, said point of intersection being 29.36 feet right of S. R. 254 proposed centerline station 8+341.522; thence with said existing south margin easterly 154 feet, more or less to a point, said point being 29.50 feet right of S.R. 254 proposed centerline station 8+388.451; thence with the existing northwest margin of said road southwesterly 2 feet, more or less to a point, said point being 31.46 feet right of S. R. 254 proposed centerline station 8+388.065; thence with the northwest boundary of the Nancy P. McCullough property South 39 degrees 53 minutes 11 seconds West 24.34 feet to a point, said point being 50.338 feet right of S. R. 254 proposed centerline station 8+383.976; thence with the proposed south margin of said road having a 6633.66 foot radius curve left and westerly 149.21 feet to a point, said point being 50.338 feet right of S. R. 254 proposed centerline station 8+388.163; thence with said southeast boundary North 31 degrees 51 minutes 53 seconds East 23.12 feet to the point of beginning.