BILL GARRETT, Davidson County
Trans:T20110033766 DEEDWARR
Recvd: 06/06/11 14:00 2 pgs
Fees:13.00 Taxes:333.00
20110606-0043274

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11050511

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $90,000.00.

Affiant

Subscribed and sworn to before me, this3rd day of June, 2011.

Notary Public
My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Parvin Noshad and Arash Gholizadeh 5919 Old Harding Pike Nashville TN 37205	New Owner	Tax Parcel ID No. 12904007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Nancy C. Kimbrough** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parvin Noshad and Arash Gholizadeh, unmarried individuals as tenants in common with the right of survivorsip**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly 80 feet of Lot No. 16 on the Map of Althauser & Bransford's unrecorded Subdivision of Lot A-2 of the Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Old Harding Road at a point 20 feet South of the common corner of Lots No. 15 and 16; thence Easterly parallel to and 20 feet South of the dividing line between said lots, 327.8 feet to the Westerly right-of-way line of the N. C. & St. L. Railroad; thence with said right-of-way Southerly 61 feet to a point in the right-of-way of the overhead bridge of the Memphis to Bristol Highway; thence with the right-of-way of the same, South 52° 27' West 20.8 feet to the corner of Lot No. 17; thence with the line between Lots No. 16 and 17, Westerly 329 feet to a point in the Easterly margin of the Old Harding Road; thence with the margin of the same, Northerly 80 feet to the point of beginning.

Being the same property conveyed to Charles Newton Kimbrough and wife, Mary Nancy C. Kimbrough by Warranty Deed from Morris J. Daniels and wife, Doris Irene T. Daniels, recorded in Book 2591, Page 191, in the Register's Office of Davidson County, Tennessee. The said Charles Newton Kimbrough having since died on September 26, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 843, Page(s) 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1369, Page 345.

This is improved property located at 5919 Old Harding Pike Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2011.

Mary Nancy C. Kimbrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Nancy C. Kimbrough, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014