THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120001880 DEEDWARR
Recvd: 01/09/12 12:43 2 pgs
Fees:13.00 Taxes:1117.40
20120109-0002175

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/17/14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory G. Blanks	New Owner	MAP 105-10
2105 Grantland Avenue		PARCEL 307
Nashville,, TN 37204		
(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, **Michael Zanjani, Trustee and Karola Zanjani, Trustee, the Trustees of the Zanjani Family Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory G. Blanks and wife, Amy M. Blanks,** 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 number 3 of Block 7 in the subdivision of Blocks 1 to 8 inclusive in Yarbrough's Subdivision of Woodland, as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Karola Zanjani and Michael Zanjani, Trustees for the Zanjani Family Trust, by deed recorded as instrument 20040929-0117030, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2105 Grantland Avenue, Nashville,, TN 37204.**

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 our hands this the 30th day of December, 2011.

Zanjani Family Trust

BY: Michael M. Zanjani, Trustee
Michael Zanjani, Trustee

BY: Karola Zanjani, Trustee
Karola Zanjani, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Zanjani and Karola Zanjani** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of **The Zanjani Family Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Michael Zanjani and Karola Zanjani** as such **Trustees**.

Witness my hand and seal this the 30th day of December, 2011.

My Commission expires 1-9-12

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067