Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120030077 DEEDWARR
Recvd: 04/25/12 08:45 4 pgs
Fees:23.00 Taxes:1295.00
20120425-0035228

ADDRESS NEW OWNER:
Payman Zad
1251 WHEATLEY FOREST DR.
BRENTWOOD TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Thomas M. Wall
124 Montcastle Ct.
Nashville, TN 37221

MAP 91
GROUP
PARCEL 31, 33, 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas M. Wall,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Payman Zad**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto and incorporated herein.

Mitzi M. Wall joins in this conveyance to transfer any right, title or interest she may have in subject property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5604, 5700, 5800 Centennial Blvd., Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **19th** day of **April, 2012.**

Thomas M. Wall

Thomas M. Wall

Mitzi M. Wall

Mitzi M. Wall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas M. Wall and Mitzi M. Wall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY DESCRIPTION

LAND IN THE 20TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCKS "J" AND "H" ON THE PLAN OF **PLAN NO. 2 OF WEST NASHVILLE,** RECORDED IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF CENTENNIAL BOULEVARD AT THE EASTERLY SIDE OF A 40' UNIMPROVED SPUR LINE EASEMENT OF CSX RAILROAD, APPROXIMATELY 350 FEET WEST OF AND OPPOSITE THE SOUTHWESTERLY INTERSECTION OF SAID CENTENNIAL BOULEVARD AND OHIO AVENUE;

THENCE LEAVING SAID BOULEVARD AND FOLLOWING CSX RAILROAD, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 738.56 FEET, A DISTANCE OF 408.98 FEET;

THENCE LEAVING SAID RAILROAD S 57° 02' 41" E, 127.98 FEET TO A WESTERLY LINE OF BRUCE HARDWOOD FLOORING, LLC;

THENCE ALONG SAID BRUCE HARDWOOD FLOORING S 37° 07' 32" W, 230.54 FEET TO THE NORTHERLY RIGHT OF WAY OF CENTENNIAL BOULEVARD;

THENCE ALONG SAID BOULEVARD N 51° 56' 27" W, 17.59 FEET;

THENCE CONTINUING ALONG SAID BOULEVARD N 71° 40' 15" W, 354.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES, MORE OR LESS.

Being part of the property conveyed to Thomas M. Wall by deeds of record in Book 6256, page 206, Book 6680, page 509 and Instr. 20051221-0152868, Register's Office, Davidson County, TN.