WARRANTY DEED

Kasey Kelchner Notary Public State of Tennessee My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#17052

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hameed Alasadi	New Owner ~~Hameed Alasadi~~	10507002400
(NAME)	(NAME)	
418-E-TRINITY. LN		
(ADDRESS)	(ADDRESS)	
NOSH-TN- 37207		
(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, HASSAN M. ESLAMI AND WIFE HESHMAT GHALAMCHI , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hameed Alasadi, 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 No. 63 on the Plan of Humphrey Houston and Martin's Addition to South Nashville of record in Plat Book 36, Page 117, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hassan M. Eslami and wife Heshmat Ghalamchi, by deed of record in Instrument No. 20090720-0067780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Heshmat Ghalamchi by Hassan M. Eslami as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120601004755 4 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1285 4th Avenue South, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120040271 DEEDWARR
Recvd: 06/01/12 10:50 2 pgs
Fees:13.00 Taxes:314.50
20120601-0047555

Witness our hands this 30th day of May, 2012.

Hassan M. Eslami

Heshmat Ghalamchi HER ATTORNEY INFACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hassan M. Eslami with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal in Nashville TN, this 30th day of May, 2012

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

Commission expires:

STATE OF TENNSSEE

COUNTY OF DAVIDSON

On this the 30th day of May, 2012, before me personally appeared Hassan M. Eslami, the person who executed the foregoing instrument on behalf of Heshmat Ghalamchi and who acknowledged that he executed the same as the free act and deed of the said Heshmat Ghalamchi, through Power of Attorney granted him by the said Heshmat Ghalamchi

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2012.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public