BILL GARRETT, Davidson County
Trans:T20120053080 DEEDWARR
Recvd: 07/19/12 08:25 2 pgs
Fees:13.00 Taxes:27.75
20120719-0063382

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 7,500.00.

Affiant

Subscribed and Sworn to before me on this the 13th day of July, 2012.

Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Katayoon Aminmadani 6206 Milbrook Road Brentwood, TN 37027	Same	091-12-0

For good and valuable consideration, receipt of which is hereby acknowledged, Stan Ezell as Trustee of the Trust f/b/o Linda Burton (now known as Linda Burton Hardeman) u/w/o A. Lee Henderson and Stan Ezell as Trustee of the Trust f/b/o/ Leellen Ezell u/w/o A. Lee Henderson ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Katayoon Aminmadani, ("Grantee") their heirs and assigns certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, being Lot No. 8 on an unregistered Plan subdividing a part of said Lot No. 7 and a part of Lot No. 12 on said plan, described as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 350 feet northerly from the northerly margin of Correy Street, being the corner of Lots Nos. 7 and 8; thence northerly with the westerly margin of said Avenue 45 feet to the corner of Lots 8 and 9; thence westerly with the line between said two lots, 200 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 45 feet to the corner of Lots 7 and 8; thence easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to Stan Ezell as Trustee of the Trust f/b/o Linda Burton (now known as Linda Burton Hardeman) u/w/o A. Lee Henderson and Stan Ezell as Trustee of the Trust f/b/o/ Leellen Ezell u/w/o A. Lee Henderson by Quitclaim Deed from Stan Ezell, as Executor of the Estate of A. Lee Henderson of record in Instrument No. 20010523-0053755 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property known as 615 40th Avenue North, Nashville Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds himself, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successor and assign against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 13 day of July, 2012.

Stanley Ezell, TRUSTEE

Stan Ezell, as Trustee of the Trust f/b/o Linda Burton (now known as Linda Burton Hardeman) u/w/o A. Lee Henderson and Stan Ezell as Trustee of the Trust f/b/o/ Leellen Ezell u/w/o A. Lee Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stan Ezell, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Trust f/b/o Linda Burton (now known as Linda Burton Hardeman) u/w/o A. Lee Henderson and Stan Ezell as Trustee of the Trust f/b/o/ Leellen Ezell u/w/o A. Lee Henderson, and who further acknowledged that he is authorized by to execute the within instrument as Trustee of said Trust.

Witness my hand and seal this 13 day of July, 2012.

Notary Public

My Commission Expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013