BILL GARRETT, Davidson County
Trans:T20120071370 DEEDWARR
Recvd: 09/21/12 12:50 2 pgs
Fees:13.00 Taxes:906.50
20120921-0086077

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1492

Property Address:
2207 8th Avenue South, Nashville, TN 37204
105-14-66

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lela Ferdowsi**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Reja Ferdowsi and Erin E. Mangrum**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Beginning at an Iron Pin Found (IPF) on the westerly right of way of Eighth Avenue South, said pin being at the southeasterly corner of Eighth Ave Partners, LLC, as recorded in Instrument No. MA-20061116-0142670, Register's Office of Davidson County (R.O.D.C.); thence, with said right of way, South 15 degrees, 45 minutes, 00 seconds, East, a distance of 50.00 feet to an Iron Pin Set at the northeasterly corner of Michael Lutz, as recorded in Instrument No. 20050223-0019559, R.O.D.C., thence, South 73 degrees, 05 minutes, 25 seconds, West, a distance of 188.70 feet to an IPF in the easterly margin of Alley #672; thence, with said Alley and a curve to the left, said curve having a radius of 1345.30 feet, a length of 51.69feet, and a chord bearing and distance of North 08 degrees, 57 minutes, 20 seconds, West 51.69 feet to an IPF at the Southwesterly corner of said Eighth Ave Partners, LLC; thence, North 73 degrees, 28 minutes, 06 seconds East, a distance of 182.57 feet to the point of Beginning. Containing 0.215 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859, on this 11th Day of September, 2012.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Kimmy D. Wix, unmarried, dated November 2, 2010, and recorded November 5, 2010, in the Register of Deeds for the County of Davidson, as Document No. 20101105-0088748.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 12th day of September, 2012.

Lela Ferdowsi {Seal}
Lela Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 2012, before me the undersigned officer, personally appeared Lela Ferdowsi, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Lela Ferdowsi

Grantees' Name, Address, Phone:
Reja Ferdowsi
2207 8th Ave S,
Nashville, TN 37204

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $245,000.00

Subscribed and sworn before me this the 12th day of September, 2012.

Affiant

(Affix Seal)

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

Notary Public