This Instrument Was Prepared By:
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Brentwood, TN 37027

Davidson County DEEDWARRSP
Recvd: 11/01/12 14:59 2 pgs
Fees:13.00 Taxes:2238.50
20121101-0100688

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on October 31, 2012, by **Reza Farazmand and wife, Fatane Farazmand**, as "Grantors," to **Akbar K. Arab and Alan R. Umstead**, "Grantee."

Grantors, in consideration of **$605,000.00**, paid by Grantee to Grantors, the receipt of which is hereby acknowledged, do grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9, Block B, on the plan of Hillsboro-Hobbs Road Subdivision, of record in Plat Book 1130, Page 80, said Register's Office, reference to which is hereby made for a more complete description. Said lot fronts 50 feet on the westerly side of Hillsboro Circle and runs back between parallel lines, 149.5 feet to a dead line.

Included in the above description but expressly excluded there from is the following conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Nelson L. Griswold, Jr. and wife Nancy J. Griswold, of record in Book 4673, Page 297, said Register's Office. Being part of Lot No. 9 of Block B on the Plan of part of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, Page 80, Register's Office for said County. Said part of Lot No. 9 fronts 50 feet on the present westerly margin of Hillsboro Circle and runs back between parallel lines, 5 feet to points on the new relocated westerly margin of Hillsboro Circle on which is measures 50 feet thereon.

Being the same property conveyed to Reza Farazmand and wife, Fatane Farazmand by Deed from Nelson L. Griswold, Jr. and wife, Nancy J. Griswold, dated 09/11/1991 and filed for record on 09/17/1991 in Book 8444, Page 421, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13102001300

This property is known as: 4101 Hillsboro Circle, Nashville, TN 37215

Together with all the estate and rights of Grantors in the above-described premises.

Grantors covenant as follows:

1. That the premises are free from all encumbrances made by Grantors; and

2. That Grantor(s) will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantors, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

WITNESS Grantor(s) hand(s) this the 31st day of October, 2012.

Reza Farazmand

Fatane Farazmand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31ST day of October, 2012, before me, personally appeared Reza Farazmand and Fatane Farazmand, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Theresa K Bradley
Notary Public

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5/19/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$605,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 31ST day of October, 2012.

Janet Gers
Affiant

(Seal)

Theresa K Bradley
Notary Public

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires:

5/19/14

Grantee(s) Name, Address:	Send Tax Statement To:
Akbar K. Arab & Alan R. Umstead	New Owner
c/o 2909 Poston Ave	
Nashville TN 37203	

CERTIFICATE OF AUTHENTICITY

I, Janet Gers, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

Personally appeared before me, Theresa K. Bradley, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa K Bradley
Notary Public

Commission expires: 5/19/14

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY