OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1811

BILL GARRETT, Davidson County
Trans:T20130012679 DEEDQC
Recvd: 02/14/13 11:56 3 pgs
Fees:18.00 Taxes:148.00

20130214-0015125

Victor Hazelwood
State of Tennessee
Notary Public
Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 40.000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
11th DAY OF December, 2012

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY

NADER KARSHENAS

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
NADER KARSHENAS	NADER KARSHENAS	PARCEL#
(NAME) 7031 WILLOWICK DRIVE	(NAME) 7031 WILLOWICK DRIVE	09207032800
(ADDRESS) BRENTWOOD TN 37027	(ADDRESS) BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMIR KARSHENAS AND SAEID HAMIDY

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

NADER KARSHENAS

all of his right, title and interest in a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Being parts of Lot Nos. 2, 3, 4, 5 and 6 on the Map of H. P. Boxtick's Subdivision, as of record in Book 21, page 99, R.O.D.C. and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, October 20, 1949, as follows:

Beginning at an iron pin in the westerly margin of 18th Avenue North at the northeast corner of parts of Lots 1 and 2 conveyed to Tennessee Property Co. by deed from J. W. Thomas, Jr. of record in Book 326, page 459, said Register Office; thence northerly along the westerly margin of said Avenue, 216.8 feet to an iron pin which is 8 feet north of the common corner of Lots 5 and 6 on said plan; thence along the Tennessee Central Railroad right-of-way, along a slight curve, 187.2 feet to an iron pin in the dividing line between lots 4 and 5; thence southerly 158 feet to a point in the north line of the Tennessee Property Company's property, above mentioned; thence with the north line of said property, easterly 155.2 feet to the beginning.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by deed from M. Cohen Iron & Metal Co. a Tennessee Corporation from Book 5869 Page 419, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as

705 18TH AVE N NASHVILLE TN 37203

(House Number) (Street) (City) (State) (Zip)

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 our hands this 18th day of SEPTEMBER, 1995 2012

MOHAMMAD SHOKRI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

Saeid Hamidy

TAT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AMIR KARSHENAS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of September, 2012

My Commission expires:

MOHAMMAD SHOKRI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Saeid Hamidy, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of September, 2012

My Commission expires:

MOHAMMAD SHOKRI
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____
Notary Public

QUITCLAIM DEED

EXIBIT A

BILL GARRETT, Davidson County
Trans:T20110010276 DEEDQC
Recvd: 02/18/11 10:04 2 pgs
Fees:13.00 Taxes:148.37
[redacted]
20110218-0013875

THIS INSTRUMENT PREPARED BY:
METROPOLITAN GOVERNMENT
PUBLIC PROPERTY ADMINISTRATION
222 Third Avenue North, Suite 701
Nashville, Tennessee 37201

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/ PARCEL
Amir Karshenas & Saeid Hamidy **1056 Ridgelea Dr.** **Burns, Tennessee 37029**	**SAME**	**092-07-0 328.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SHARON D. MAYO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 10, 2012

The actual consideration or value, whichever is greater, for this transfer is the amount of taxes owed or $40,100.00.

Affiant [signature]
Subscribed and sworn to before me this 26th day of January, 2011.

[signature]
Notary Public

My Commission Expires: 3-10-2012

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($ 10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, does hereby quitclaim to **Amir Karshenas, a married man and Saeid Hamidy, a married man**, all the interest it may possess in the following parcel of property located in Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lot Nos. 2, 3, 4, 5 and 6 on the Map of H. P. Boxtick's Subdivision, as of record in Book 21, page 99, R.O.D.C. and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, October 20, 1949, as follows:

Beginning at an iron pin in the westerly margin of 18th Avenue North at the northeast corner of parts of Lots 1 and 2 conveyed to Tennessee Property Co. by deed from J. W. Thomas, Jr. of record in Book 326, page 459, said Register Office; thence northerly along the westerly margin of said Avenue, 216.8 feet to an iron pin which is 8 feet north of the common corner of Lots 5 and 6 on said plan; thence along the Tennessee Central Railroad right-of-way, along a slight curve, 187.2 feet to an iron pin in the dividing line between lots 4 and 5; thence southerly 158 feet to a point in the north line of the Tennessee Property Company's property, above mentioned; thence with the north line of said property, easterly 155.2 feet to the beginning.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by deed from M. Cohen Iron & Metal Co. a Tennessee Corporation from Book 5869 Page 419, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Cohen Iron and Metal Co., a Tennessee corporation by deed from Cline & Bernheim, Inc., of record in Book 5111, page 129, Register's Office for Davidson County, Tennessee.

This is improved property located at 705-18th Avenue North, Nashville, TN 37203.

This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan County Council Ordinance No. **BL2009-414**, so to act on its behalf, this the 26th day of January, 2011.

THE METROPOLITAN GOVERNMENT
OF NASHVILLE & DAVIDSON COUNTY,
TENNESSEE BY:

[signature]
Gene Nolan, Director
Public Property Administration