NAME AND ADDRESS OF NEW OWNER:
Alireza Rabiei Nourabadi
220 Chilton Street
Nashville, Tennessee 37211

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 13302028900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Meredith Ashley Moseley** (a/k/a Ashley Moseley) by and through her lawful Attorney-in-Fact, John B. Ingleson, has this day bargained and sold and does hereby transfer and convey unto **Alireza Rabiei Nourabadi**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being parts of Lots 36, 37 and 38, and part of an alley (closed, vacated and abandoned by Council Bill 65-672) on the Plan of Nolen Heights, as of record in Book 332, page 122, of the Register's Office of Davidson County, Tennessee, and described according to a mortgage loan inspection by John B. Kohl, III, Tennessee Registered Land Surveyor, No. 100, dated January 15, 1997, as follows:
>
> Beginning at a point in the southeasterly margin of Chilton Street, said point being the common northerly corner of the herein described tract and the tract of land conveyed to Mrs. R.E. Martin by deed from W.H. Tucker and wife, Wilma Patterson Tucker, and W.H. Tucker, Jr., and wife, Barbara Tucker, of record in Book 2880, page 631, Register's Office of Davidson County, Tennessee; thence, leaving the said southeasterly margin of Chilton Street, southeastwardly 150 feet to a point; thence, northeastwardly 64 feet, more or less, to a point; thence, northwestwardly 119 feet, more or less, to a point; thence, westwardly 67 feet, more or less, to a point in the southeasterly margin of Chilton Street; thence, with the said margin of Chilton Street, 13.5 feet, more or less to the point of beginning.
>
> Being the same property conveyed to Meredith Ashley Moseley by deed from Ashley Moseley, Personal Representative of the Estate of William Russell Moseley appearing of record in Instrument 20130222-0017722, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the survey and plat appearing of record in Plat Book 332, page 122, of said Register's Office; to rights-of-way for Nolensville Pike and Chilton Street; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 220 Chilton Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as

BILL GARRETT, Davidson County
Trans:T20130024644 DEEDWARR
Recvd: 03/27/13 09:24 2 pgs
Fees:13.00 Taxes:592.00
20130327-0029824

setforth above and by lien of the 2013 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 26th day of March, 2013.

Meredith Ashley Moseley
(a/k/a Ashley Moseley)

By: _____
John B. Ingleson, Attorney-in-Fact for
~~Ashley Moseley~~

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 26th day of March, 2013, before me personally appeared John B. Ingleson, to me know to be the person who executed the foregoing instrument in behalf of Ashley Moseley, acknowledge that he executed the same as the free act and deed of the said Ashley Moseley, by virtue of a Power of Attorney duly executed by the said Ashley Moseley and appearing of record in Instrument No. 20130327-0029823, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in ~~Murfreesboro~~, Tennessee, on the 26th day of March, 2013.

Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$160,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 26 day of March, 2013.

Notary Public

My commission expires: 11/19/13.