PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130033800 DEEDWARR
Recvd: 04/25/13 08:20 2 pgs
Fees:13.00 Taxes:823.25

20130425-0040891

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52447
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christian M. Bahr **Courtney R. Bahr** **216 Northridge Circle** **Nashville, Tennessee 37221**	Same as new Owners

TAX MAP-PARCEL NUMBERS: 142130A05800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Batoul Mitra Mosalmani and Alireza Hooman Tabrizi, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christian M. Bahr and wife, Courtney R. Bahr**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Re-subdivision of Lots 57 and 58 Riverside of record in Book 6050, page 453, as amended in Book 8260, page 95, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Batoul Mitra Mosalmani and Alireza Hooman Tabrizi as joint tenants with right of survivorship by Warranty Deed from Daniel M. Vincent and wife, Dianna M. Vincent.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6050, page 453, as amended in Book 8260, page 95, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Doc. No. 20040419-0044162, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 216 Northridge Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2013.

Batoul Mitra Mosalmani

Alireza Hooman Tabrizi

State of TENNESSEE
County of DAVIDSON

On this 19th day of April, 2013 , before me the undersigned authority, personally appeared **Batoul Mitra Mosalmani and Alireza Hooman Tabrizi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $222,500.00

Affiant

Sworn and subscribed before me this the 19th day of April, 2013

My Commission Expires: 1-11-17

PHYLLIS [illegible] COUNTY

Notary Public