BILL GARRETT, Davidson County
Trans:T20130051337 DEEDQC
Recvd: 06/18/13 14:32 3 pgs
Fees:17.00 Taxes:0.00
20130618-0062307

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1368

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Faryab F. Lohrasbi Amir Roshanfar 742 Sinclair Circle Brentwood, TN. 37027	New Owner	147-00-0-014.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **FARYAB F. LOHRASBI**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **FARYAB F. LOHRASBI, AS TO A FIFTY PERCENT INTEREST, AND AMIR ROSHANFAR, AS TO A FIFTY PERCENT INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This is improved property located at: 350 Wallace Road, Nashville, TN 37211

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 13th day of June, 2013.

Faryab F. Lohrasbi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Faryab F. Lohrasbi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13th day of June, 2013.

Notary Public

My Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being the remainder of the O.N. Boatwright, et ux property, as recorded in Deed Book 879, page 72, situated in the 26th councilmanic district of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick RLS #679, dated March 25, 2002, as follows:

Beginning at an existing iron rod in the Northwesterly margin of Walker Road, said point being the Easterly corner of the WEC 98A, LLC, a Texas Limited Partnership property as recorded in Deed Book 10765, pages 470-473, and being the Southwest corner of the property herein described;

Thence along the Easterly line of WEC 98A, LLC property N 5 degrees 27'55" East, a distance of 313.39 feet to a new iron rod;

Thence along the Southerly line of the United Dominion Realty, LP, property as recorded in Deed Book 9994, pages 818-821, South 83 degrees 46'14" East a distance of 367.48 feet to an existing iron rod;

Thence South 19 degrees 04'07" East, a distance of 40.99 feet to an existing iron rod in the Northwesterly margin of Wallace Road;

Thence along said margin of Wallace Road along a corner to the left with a radius of 741.20 feet, a distance of 208.34 feet to a new iron rod;

Thence South 57 degrees 44'38" West a distance of 263.42 feet to the beginning and containing 1.453 acres, more or less.

Being the same property conveyed to Faryab F. Lohrasbi, by Quit Claim Deed from Amir Roshanfar, dated January 1, 2010, of record in Instrument No. 20110727-0057586, Register's Office for Davidson County, Tennessee.