Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Abbas Taherian
5700 Red Oak Drive
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20130052297 DEEDWARR
Recvd: 06/20/13 13:37 3 pgs
Fees:18.00 Taxes:1535.50
20130620-0063387

MAP **103-14**
GROUP
PARCEL **44.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven G. Dudugjian and wife, Ruth Dudugjian,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Abbas Taherian and Debra Taherian, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 2, Hillwood Terrace, Revised, of record in Plat Book 3300, page 73, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven G. Dudugjian and wife, Ruth Dudugjian by Quitclaim Deed dated June 26, 2012 from Steven G. Dudugjian of record in Instrument no. 20120628-0056831, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Steven G. Dudugjian by deed of record in Book 8602, page 550, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5700 Red Oak Drive, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. 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 the **18th** day of **June, 2013.**

Steven G. Dudugjian

Ruth Dudugjian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven G. Dudugjian and wife, Ruth Dudugjian**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $415,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day
of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016