WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054519 DEEDWARR
Recvd: 06/27/13 11:10 2 pgs
Fees:13.00 Taxes:1054.50

20130627-0066095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Dale Creech	Ronald Dale Creech	11905011000
(NAME)	(NAME)	
2503 Nolensville Road	2503 ~~2505/2507~~ Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jim A. Attar and wife, Nazila Attar and Mohmoud Sajjadi and wife, Vivian F. Khah, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Dale Creech and wife, Laurie Lynn Creech, 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 the southerly 49.5 feet of Lot No. 520 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee and further described according to a survey dated December 13, 1996, by Rocky L. Montoya, Registered Land Surveyor, License No. 697, as follows: Beginning at a p.k. nail in the westerly margin of a concrete walk on the west side of Nolensville Pike, a corner to the property conveyed to John Crowell, et ux, et al, of record in Book 5026, page 203, Register's Office for Davidson County, Tennessee; thence, with said margin of said concrete walk, South 21 deg. 15' 01" East 49.50 feet to a p.k. nail, a corner to the property conveyed to A.S. Johnson, Trustee, of record in Book 1349, page 317, said Register's Office; thence with the line of Johnson, Trustee, South 69 deg. 22' 45" West 150.00 feet to a p.k. nail in the easterly margin of alley number 1815; thence with said margin of said alley, North 21 deg. 15' 03" West 49.46 feet to a p.k. nail, a corner to Crowell; thence with the line of Crowell, North 69 deg. 21' 52" East 150.00 feet to the point of beginning and containing 7,422 square feet or 0.17 acres, more or less.

Being the same property conveyed to Jim A. Attar and wife, Nazila Attar, holding a 50% interests and Mahmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest, by deed of record in Instrument No. 20070823-0101051, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2505/2507 Nolensville Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 26th day of June, 2013.

Mohmoud Sajjadi

Jim A. Attar

Vivian F. Khah

Nazila Attar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim A. Attar and Nazila Attar and Mohmoud Sajjadi and Vivian F. Khah, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee this 26th day of June, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017