THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13050159**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

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BILL GARRETT, Davidson County
Trans:T20130066157 DEEDWARR
Recvd: 08/02/13 09:00 2 pgs
Fees:13.00 Taxes:1739.00
20130802-0080669

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynette Garbonola 715 Estes Rd Nashville TN 37215	New Owner	Tax Parcel ID No. 11604012800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shahram Missaghi** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynette Garbonola, single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*married

Land in Davidson County, Tennessee, being Lot No. 12 and parts of Lots Nos. 13, 14 and 15, on a Plan of Clearview Subdivision, of record in Book 843, Page 8, Register's Office for said County, and described according to a loan survey made by James A. Hamilton, Jr., dated October 16, 1950, as follows:

Beginning at a point in the West margin of Estes Avenue, at the common corner of Lots Nos. 11 and 12; thence along said Avenue, South 85 feet to a point which is 10 feet South of the common corner of Lots Nos. 12 and 13; thence Westerly 134 feet, more or less, to a point in Lot 14, which is 51 feet West of the corner of Lots 12, 13 and 14, and which is in the line between Lots 12 and 13 if extended Westerly; thence North 85.2 feet to the corner of Lots 11 and 12; thence with the line between said lots Easterly 125 feet, more or less, to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Neda Ferdowsi, a single individual to Fred Ferdowsi and wife, Lela Ferdowsi as recorded on the 7th day of August, 2008 in Instrument No. 20080807-0081246 and Warranty Deed from Jacqulynn L. Benson and Grant Benson to Neda Ferdowsi, single as recorded on the 7th day of April, 2006 in Instrument No. 20060407-0040319, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Shahram Missaghi by Substitute Trustee's Deed of record in Instrument No. 20130613-0060719, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARVIEW, as recorded in Plat Book 843, Page(s) 8.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 715 Estes Rd Nashville TN 37215.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2013.

Shahram Missaghi by Stephen M. Montgomery, attorney-in-fact

Shahram Missaghi by Stephen M. Montgomery, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen M. Montgomery,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Shahram Missaghi,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2013.

Lynn Watkins-Lane
Notary Public

LYNN WATKINS-LANE NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: Aug. 17, 2015