WARRANTY DEED

State of Tennessee)
County of DAVIDSON)

13-08-015-K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of August, 2013

Notary Public

My Commission Expires: 9/9/19 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAF PROPERTIES	NEW OWNER	181
(NAME)	(NAME)	201.00/202.00
7177 Nolensville Road B-3		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 08/28/13 13:43 2 pgs
Fees:13.00 Taxes:407.00
20130828-0090882

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAY D. HARE AND ALI MOHSENZDEH**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAF PROPERTIES, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), its successors 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. 8, the westerly part of Lot No. 5 and the tract marked "Dower"on the Map of the partition of the estate of Lewis Battle, deceased, as of record in Book 57, Page 156, Register's Office Davidson County, Tennessee described according to said map and according to certain deeds as follows:

BEGINNING at a point located in the center of Mill Creek; said point being the northeast corner of the Clyde H. Delvin, Jr. property (Tract III, Deed Book 4743, Page 442) and in the northerly line of the herin described land, thence with the center of Mill Creed North 45 degrees 44 minutes East a distance of 166.0 feet to a point located at the northwest corner of Tract 3 thence with the northerly line of Tract 3 as follows:

South 44 degrees 16 minutes East a distance of 204,43 feet to an iron pin; South 83 degrees 20 minutes East a distance of 666.26 feet to an iron pin at the southwest corner of tract It hence with the southerly line of tract 1 South 83 degrees 20 minutes East a distance of 238.0 feet to an iron pin in the westerly line of the William Johnson property; thence with Johnson's line South 7 degrees 29 minutes West a distance 230.96 feet to an iron pin in the northerly line of the Paul E. Johnson property; thence with Johnson's line as follows:

North 83 degrees 20 minutes West a distance of 1237.50 feet to an iron pin; North 5 degrees 19 minutes East a distance of 73.55 feet to an iron pin in the northerly margin of Culbertson Road and in the southerly line of the Delvin property; thence with Delvin's line and the northerly margin of the road as follows:

North 75 degrees 39 minutes East a distance of 35.89 feet to an iron pin; North 52 degrees 04 feet East a distance of 100.00 feet to an iron pin; thence leaving the road with Delvin's line North 15 degrees 12 minutes West a distance of 80.00 feet to the point of beginning, containing 6.7 acres more or less.

BEING all the same property conveyed to Shawn S. Touloeisani by deed of record in Instrument No. 200111080122870, as corrected in Instrument No. 20020214-019703, said Register's Office. Subsequently, Shawn S. Touloeisani having conveyed a one-half undivided interest to Ali Mohsenzheh by deed of record in Instrument. No. 20051005-00119873, said Register's Office. Then Shawn S. Touloeisani having conveyed his remaining interest to Leigh Ann Touloeisani by deed of record in Instrument 201003230021748, said Register's Office. Then Leigh Ann Touloeisani having conveyed her interest to Ray D. Hare by deed of record in Instrument No. 20120509-0040167.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor(s) herein.

ALI MOHSENZHEH is one and the same person as the ALI MOHSENZADEH.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **6198 Culbertson Road /Tapoco Lane, Antioch/Brentwood, TN.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of August, 2013.

RAY D. HARE

ALI MOHSENZDEH

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 **RAY D. HARE AND ALI MOHSENZDEH**, the bargainor(s), 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 Brentwood, Tennessee, this 27th day of August, 2013.

My Commission Expires: My Commission Expires May 3, 2016

Notary Public

LINDA C. ISOM
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

BETH FILES KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON