BILL GARRETT, Davidson County
Trans:T20130080034 DEEDWARR
Recvd: 09/16/13 14:32 2 pgs
Fees:13.00 Taxes:148.00

20130916-0097322

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me this 13 day of Sept, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Puertas Abiertas, LLC, Trustee	Same	05209005500
P.O. Box 160891		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Hassan Eslami**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Puerta Abiertas, LLC, Trustee of Yoruba Trust**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being Lot No. 7 on a Map of a Subdivision of Lots 21, 24, and 25 of Montague Subdivision, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 94 feet on the westerly side of Peter Pan Street, and runs back between parallel lines, along the south margin of East Palestine Road, 125 feet to a dead line in the rear.

Being the same property conveyed to Jim A. Attar and Hassan Eslami by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20120127-0007799, Register's Office for Davidson County, Tennessee, and by further final order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20130717-0073950, said Register's Office.

This is property known as 1104 Peter Pan Street, Madison, TN 37115

The above-described property is conveyed AS IS, and no warranty is made by Grantors as to condition of property, including possible termite infestation, and possible faulty electrical and plumbing systems.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns

and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 13 day of, September, 2013.

JIM A. ATTAR

HASSAN ESLAMI

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 Hassan Eslami**, the Bargainer, 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 this 13 day of September, 2013.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14