WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: August 23, 2014

(AFFIX SEAL)

AMY L. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-13-836

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Grassmere Group, LLC		103-1-149.00
c/o Annoosh Bahiraei, Esq	NEW OWNER	
(NAME)	(NAME)	
3740 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130080566 DEEDWARR
Recvd: 09/17/13 14:28 2 pgs
Fees: 13.00 Taxes: 841.75

20130917-0098009

For and in consideration of the sum of TEN DOLLARS, 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, **ABBAS ORIENTAL RUG, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE GRASSMERE GROUP, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Reserved Parcel A on the Plan of Jackson Shepherd Subdivision, of record in Book 4660, Page 139, Register's Office for said County, described as follows:

Beginning at a point in the Northeasterly margin of Watts Lane as widened at the common corner of Lot 1 and the tract herein described; thence with the Southeasterly line of Lot 1 North 40 degrees 43' 00" East 143.16 feet to a corner of Lot 1; thence partially along the Northerly line of Lot 1 North 49 degrees 16' 58" West 25 feet to a point; thence leaving said lot North 40 degrees 40' 58" East 56.43 feet to a point; thence South 36 degrees 53' 49" East 25.85 feet to a point; thence North 61 degrees 17' 27" East 103.14 feet to a point; thence South 24 degrees 34' 00" East 143 feet to a point; thence South 60 degrees 39' 39" West 83 feet to a point; thence North 22 degrees 55' 32" East 89.30 feet to a point in the Northerly margin of Watts Lane as widened; thence with the margin of the same as follows: South 87 degrees 50' 59" West 99.28 feet to a point; thence around a curve to the right 117.94 feet to a point; thence North 51 degrees 24' 10" West 36.84 feet to the point of beginning.

Being the same property conveyed to Abbas Oriental Rug, Inc., a Tennessee corporation by Warranty Deed from F & S Auto Sales, Inc., a Tennessee corporation, recorded on the 1st day of October, 2007 in Instrument No. 20071001-0116792, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 836 Watts Lane, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of September, 2013.

Abbas Oriental Rug, Inc., a Tennessee corporation

BY: _____
Debra Taherian, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of September, 2013, before me personally appeared Debra Teherian, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Secretary of Abbas Oriental Rug, Inc., the within named bargainor, a corporation, and that she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of September, 2013.

_____
Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171