Return to: Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20130080816 DEEDWARR
Recvd: 09/18/13 10:40 2 pgs
Fees:13.00 Taxes:392.20
20130918-0098253

This instrument prepared by:
Martha Brooke Perry
Law Offices of Balthrop, Perry & Noe, an Association of Attorneys, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Jason Ford

TO: Mozhgan Mirani

665 JAMES AVENUE
NASHVILLE, TN 37209

MAP & PARCEL:
091-05-0-198.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Jason Ford, Grantor herein; have bargained and sold and by these presents do convey unto Mozhgan Mirani, Grantee herein, his heirs successors and assigns, the following described property:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Plan of the Resubdivision of Lot No. 3 West Nashville Annex, of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for amore complete and accurate legal description thereof.

Being the same property conveyed to Ronald Wilson by deed from Judy C. Ford of record at Instrument No. 20020729-0090520 Register's Office of Davidson County, Tennessee. Ronald Wilson, having since died on August 5, 2012, devised the property to Jason Wayne Ford by the terms of his Last Will & Testament of record at Instrument No. 20121030-0099440, said Register's Office.

This conveyance is subject to the lien of 2013 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein; Subject to easements, setback lines and all other matters as shown on the plat of record in Book 4175, page 112, Register's Office of Cheatham County, Tennessee; subject to rights of the public in and to the right of way for James Avenue.

This is improved property known as 665 James Avenue, Nashville, Tennessee, and is not the marital residence of the Grantor.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 6 day of Sept.,

2013.

Jason Ford

Jason Ford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jason Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 6th day of Sept, 2013.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

SWORN to and subscribed before me,

this the 6 day of September, 2013.

NOTARY PUBLIC

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires OCT. 18, 2016