BILL GARRETT, Davidson County
Trans:T20130081337 DEEDWARR
Recvd: 09/19/13 13:35 3 pgs
Fees:18.00 Taxes:1121.10
20130919-0098863

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

M. Reza Shariati
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF September, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-6836D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
M. Reza Shariati (NAME)	New Owner (NAME)	42-16-78 and 42-16-82
119 Douglas St. Lot 107 Douglas St. (STREET ADDRESS)	6215 Harding Rd (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Susan K. Stillwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Reza Shariati**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

107 Douglas St.
Land in Davidson County, Tennessee, being Lot No. 12 on the Map showing the subdivision of the N.V. Cox Home Place, at Madison, as of record in Book 3, page 24, Chancery Court at Nashville, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly side of Douglas Street and extends back between parallel lines, 150 feet to a dead line.

119 Douglas St.
Tract 1:
Land in Davidson County, Tennessee, being Lot No. 13 and 14 on the Map of the Subdivision of the West Part of the N.V. Cox Home Place, as of record in Book 3, page 24, Chancery Court at Nashville, Tennessee.

Said Lots Nos. 13 and 14 adjoin and front together 100 feet on the east side of Douglas Street and run back between parallel lines 150 feet to a dead line.

Included in but expressly excluded therefrom is that property conveyed to Metropolitan Government and Nashville and Davidson County of record in Book 4821, page 636, RODC, described as follows:

Being a part of Lots 13-14 on the plan of the Subdivision of the N.V. Cox Home Place of record in Plat Book 3, page 24, Chancery Court, described as follows:

Beginning at the point of intersection of the east margin of Douglas Street and the south boundary of Don F. Pierce property, thence along the said south boundary South 87°27' thence South 10°57'35" West 100.00 feet to a point, thence North 87°27' West 30.3 feet to a point in the said east margin, thence along the said east margin northwardly 100.0 feet to the point of beginning and containing 3000 square feet.

Tract 2:
Land in Davidson County, Tennessee being the 11th, formerly the 9th Civil District of said County, and being Lots Nos. 15 and 16 on the Map showing the subdivision of the west part of the N.V. Cox Home Place at Madison, Tennessee, as of record in Plan Book 3, page 24, Chancery Court for said County, described as follows:

Beginning at a point the easterly margin of Douglas Street, said point being 300 feet south of the southerly margin of Old Hickory Boulevard and being the common corner of Lots Nos. 14 and 15; thence with the line between two lots eastwardly 150 feet; thence southwardly 90 feet to a stake; thence westwardly 150 feet to the easterly margin of Douglas Street; thence with the same northwardly 88 feet to the point of beginning.

Included in but expressly excluded therefrom is that property conveyed to Metropolitan Government and Nashville and Davidson County for highway purposes of record in Book 4826, page 334, RODC, described as follows:

Beginning at the point of intersection of the east margin of Douglas Street and the south boundary of the Clarence D. Witt property, thence along the said south boundary south 87°27' East 30.3 feet to a point, thence South 10°57'35" West 88.0 feet to a point, thence North 87°27' West 30.3 feet to a point in the said east margin, thence along said east margin northwardly 88.0 feet to the point of beginning, and containing 2,640.00 square feet,

BEING the same property conveyed to Susan K. Stillwell from Susan K. Stillwell and Regions Bank, Co-Executors of the Estate of H. Chester Stillwell, by Co-Executors Deed of Correction dated February 19, 2013, as Instrument No. 20130219-0016555, in the Register's Office for Davidson County, Tennessee.

Susan K. Stillwell and Susan Kay Stillwell is one ine the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

119 Douglas St.

1. Mortgage Loan Inspection prepared by Campbell, McRae, and Associates Surveying, Inc. dated March 1, 1999, indicates that the asphalt on Lot No. 13 of subject property encroaches into the adjoining lot of H.C. Stillwell (Book 6037, page 86, RODCTN) by 6 feet more or less and the asphalt on Lot No. 16 of subject property encroaches into the adjoining lot by 1 foot more or less as shown in Exhibit B of Deed of Trust of record in 11381, page 1, said Register's Office.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 119 Douglas St., Lot 107 Douglas St., Madison, TN 37115.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 13th day of September, 2013.

Susan K. Stillwell

Susan K. Stillwell

September 13, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

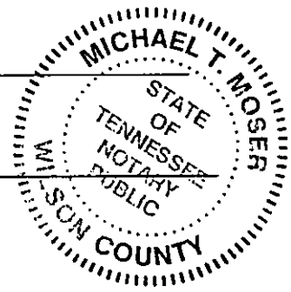
Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Susan K. Stillwell, the bargainor(s), with whom I am personally acquainted or proved to me on the

basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of September, 2013.

My Commission Expires: 3/30/14

Notary Public



STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of September, 2013.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066