State of Tennessee)
County of Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2013.

Notary Public:

My Commission Expires:

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016

BILL GARRETT, Davidson County
Trans:T20130084630 DEEDWARR
Recvd: 10/01/13 10:54 2 pgs
Fees:13.00 Taxes:432.90
20131001-0102811

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Farhad Roozbahan and Shahla Azadi Nejad 376 Ash Grove Drive Nashville, TN 37211	New owner Same	16205005500

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard McNeely, Jr. married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Farhad Roozbahan and Shahla Azadi Nejad**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Southwood of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 144 fronts 95.0 feet on the northerly margin of Ash Grove Drive and extends back 363.4 feet on the easterly line and 312.3 feet on the westerly line to a dead line in the rear, measuring 159.0 feet thereon.

Being the same property conveyed to Richard McNeely, Jr., single, by Warranty Deed from Sally Reber, unmarried, dated November 13, 2009, recorded November 16, 2009 in Instrument No. 20091116-0105090, Register's Office for Davidson County, Tennessee.

Allison McNeely joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2663, Page 125 & 126, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2904, Page 51 and amended in Book 7127, Page 491, Register's Office for Davidson County, Tennessee.

2013 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 376 Ash Grove Drive, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of September, 2013.

Richard McNeely, Jr.

Allison McNeely

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Richard McNeely, Jr. and Allison McNeely, 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 27th day of September, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075