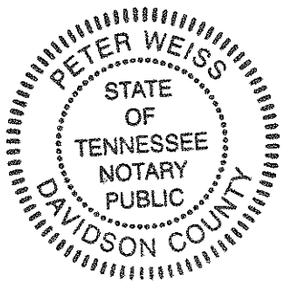
WARRANTY DEED



State of Tennessee)
County of Davidson)

13-10-006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of November, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
BRUCE YAZDIAN **GITI YAZDIAN**	NEW OWNER	199-13-0 PARCELS 177.00, 169.00, 168.00, 178.00
(NAME)	(NAME)	
447 N Robinwood Dr.		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90049-2327		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 11/08/13 12:14 2 pgs
Fees:13.00 Taxes:1591.00
20131108-0116121

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **CHARLES D. ARMOUR AND WARREN D. ARMOUR AKA WARREN DOUGLAS ARMOUR, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRUCE YAZDIAN AND WIFE, GITI YAZDIAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I, 469 Morton Avenue (119-13-178.00) Lot 80
LAND in Davidson County, Tennessee being Lot No. 80 on the Map (or Plan) of College Heights Subdivision, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to WARREN D. ARMOUR, UNMARRIED, by Deed from WILLIAM R. SANFORD AND WIFE, VELMA C. SANFORD, of record in Instrument No. 20001023-0104479, Register's Office for Davidson County, Tennessee. Subsequently WARREN D. ARMOUR having married and divorced, Then LESLIE WATTS ARMOUR having conveyed her interest to said WARREN DOUGLAS ARMOUR by deed, of record in Instrument No. 2008053-0052991, Register's Office for Davidson County, Tennessee.

TRACT II, 465 Morton Avenue & 3017 Nolensville Pike (119-13-168.00 & 169.00) Lot 9
LAND in Davidson County, Tennessee being part of Lot No. 9 on the Map (or Plan) of College Heights Subdivision, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot 9 fronts 50 feet on the westerly side of 4th Avenue, South or Nolensville Road, and runs back between parallel lines 160 feet to an alley which rear line measures 50 feet. The northerly line of said property is the southerly right of way of West Morton Street.

TRACT III, 467 Morton Avenue (119-13-177.00) Lot 81
LAND in Davidson County, Tennessee being Lot No. 81 on the Map (or Plan) of College Heights Subdivision, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot 81 begins at the southwest corner of Morton Street and an alley, being the northeast corner of said Lot 81; thence with the southerly margin of Morton Street, westerly 52.0 feet to the corner of Lot Numbers 80 and 81; thence with the line between said two lots, southerly 169.0 feet to an alley; thence with said alley, easterly 144.8 feet to another alley; thence with the westely margin of said alley, northerly 192.9 feet to the beginning.

BEING all the same property conveyed to CHARLES D. ARMOUR, by Deed from THE LEWIS C. PERRY, JR. REVOCABLE TRUST, FAYE P. RIEDER AND ALICE P. MORROW, SOLE HEIRS OF THE LEWIS C. PERRY, JR. REVOCABLE TRUST, of record in Book 9385, Page 399, said Register's Office.

THIS property is not now nor ever has been the principal residence of said Grantors herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **465 Morton Ave, 467 Morton Ave, 469 Morton Ave and 3017 Nolensville Pike, Nashville, TN, 37211.**
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 8th day of November, 2013.

CHARLES D. ARMOUR **WARREN D. ARMOUR**

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 **CHARLES D. ARMOUR AND WARREN D. ARMOUR**, the bargainor(s), 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 at Nashville, Tennessee, this 8th day of November, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE GILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON