RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001824 DEEDWARR
Recvd: 01/09/14 09:38 2 pgs
Fees:13.00 Taxes:62.90
20140109-0002310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Ellwood 28 Waters Ave. Nashville, TN 37206	Same address as new owner	09206042100

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand and 00/100 Dollars ($17,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SHIVA SHARAFSHAHI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN ELLWOOD**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the Southerly 30 feet of the Westerly 88 feet of Lot No. 4 on the plan of Lapsley's Subdivision of part of Lot No. 17 Boyd McNairy Addition as of record in Book 57, page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the easterly side of 28th Avenue North formerly Hadley's Avenue and runs back between parallel lines 88 feet to the westerly margin of an alley.

Being the same property conveyed to SHIVA SHARAFSHAHI, by Quitclaim Deed from MOHAMMAD SHOKRI, dated 6/15/2008, recorded 6/18/2008, of record in Instrument No. 20080618-0062532, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MOHAMMAD SHOKRI, by Quitclaim Deed from THEODORE J. JONES and wife, EVELYN G. JONES, dated 7/17/2000, recorded 8/15/2000, of record in Instrument No. 20000815-0080624, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to THEODORE J. JONES and wife, EVELYN G. JONES, by Warranty Deed from ALFRED L. BAILEY and wife, EUNISE F. BAILEY, dated 8/07/1979, recorded 8/15/1979, of record in Book 5482, page 348, in the Register's Office for Davidson County, Tennessee.

[redacted]

The address of the herein described property is believed to be 808 28th Avenue North, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law or otherwise.

WITNESS MY/OUR HANDS, this the 30th day of December, 2013.

SHIVA SHARAFSHAHI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Shiva Sharafshahi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of December, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014