BILL GARRETT, Davidson County
Trans:T20140003059 DEEDWARR
Recvd: 01/14/14 14:39 3 pgs
Fees:18.00 Taxes:1295.00
20140114-0003854

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 13-1293

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/19/2013**, by and between **Ned D Smith**, parties of the first part, and **Mehrdad Rabiei**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

The following a property line description of part of the Baxter and Clyde Smith property is a combined group of four (4) parcels on Metro Property Map 71-03, namely, parcels 099, 150, 157, and 158, and is further described as Lot No. 1, according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and Revised September 08, 2000 as follows:

BEGINNING at an old car axle in the easterly margin of Dickerson Road, said point being the northwest corner of the subject property and the southwest corner of Parcel 097 of Property Map 71-03; thence running with the southerly boundary of a subdivision entitled "C.L. Morris Subdivision", as a recorded in Plat Book 1835, page 116, Register's Office for Davidson County, Tennessee, dated April 21,1952, and with four (4) parcels of said property map. Said parcels are, respectively, 097, 096,095, and 094, South 63 deg.05'59" East 395.24 feet to a new iron rod in the southerly boundary of parcel 94; thence leaving said southerly boundary, serving the original tract, and running with the westerly boundary of Parcel 159 of the original tract, South 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the northerly margin of an unimproved 10' alley; thence running with the northerly margin of the unimproved alley, North 86 deg. 03' 46" West 341.36 feet to a new iron rod in the easterly margin of a 10' unimproved alley; thence running with said alley's easterly margin, North 35 deg. 21' 35" East 151.21 feet to a new iron rod in the northeast terminus of the 10' alley; thence running with the northerly terminus of the alley and the northerly boundary of adjacent Parcel 107 of Property Map 71-3,North 86 deg. 03' 46" West 181.77 feet to an old iron rod in the easterly margin of Dickerson Road, said point being the northwest corner of Parcel 107;thence running with the easterly margin of Dickerson Road, in a northeasterly direction, with a curve having a central angle of 10 deg. 46' 34", a radius of 1,472.50 feet, an arc length of 276.95 feet, and a chord bearing and distance of North 20 deg. 50' 00" East 276.54 feet to the point of beginning and containing 116,631 square feet, more or less, or 2.6777 acres, more or less.

Being the same property conveyed to Ned D. Smith by deed from Clyde H. Smith, unmarried and Baxter M. Smith, unmarried, dated 10/24/2000, of record in Instrument Number 20001026-0105996, Register's Office for Davidson County, Tennessee.

Included but excluded from Deed to Metro Government

Right-of-Way Acquisition part of Lot 191

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.12 feet right of base line station 27+07.65 for Project 02-M-01,said point being the Point of Beginning;

Thence: With a curve to the left along the Present Right-of-Way, having a radius of 1472.50 feet, an arc length of 55.15 feet, a chord length of 55.14 feet, and a chord bearing of North 28 degrees 10 minutes 22 seconds East to a point; Thence: Leaving the Present Right-of-Way, South 86 degrees 46 minutes 52 seconds East, 5.47 feet to a point;

Thence: With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.50 feet; an arc length of 55.11 feet, a chord length of 55.11 feet, and a chord bearing of South 28 degrees 04 minutes 57 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 86 degrees 46 minutes 52 seconds West, 5.56 feet to the Point of Beginning.

Said portion of land contains 275.6453 square feet, or 0.0063 acres.

Right-of-Way Acquisition part of Lot 191

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.29 feet right of base line station 27+61.09 for Project 02-M-01, said point being the Point of Beginning.

Thence: With a curve to the left along the Present Right-of-Way, having a radius of 1472.50 feet, an arc length of 129.64 feet, a chord length of 129.59 feet, and a chord bearing of North 24 degrees 34 minutes 39 seconds East to a point;

Thence: Leaving the Present Right-of-Way, South 67 degrees 23 minutes 39 seconds East, 5.00 feet to a point;

Thence: With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.50 feet, an arc length of 127.81 feet, a chord length of 127.78 feet, and a chord bearing of South 24 degrees 32 minutes 08 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 86 degrees 46 minutes 52 seconds West, 5.47 feet to the Point of Beginning.

Said portion of land contains 643.6240 square feet, or 0.0148 acres.

Right-of-Way Acquisition part of Lot 190

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.95 feet right of base line station 28+86.67 for Project 02-M-01, said point being the Point of Beginning.

Thence: With a curve to the left along the Present Right-of-Way, having a radius of 1472.50 feet, an arc length of 89.75 feet, a chord length of 89.74 feet, and a chord bearing of North 20 degrees 19 minutes 03 seconds East to a point;

Thence: Leaving the Present Right-of-Way, South 63 degrees 30 minutes 42 seconds East, 5.05 feet to a point;

Thence; With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.51 feet, an arc length of 89.41 feet, a chord length of 89.40 feet, and a chord bearing of South 20 degrees 19 minutes 54 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 67 degrees 23 minutes 39 seconds West, 5.00 feet to the Point of Beginning.

Said portion of land contains 447.9039 square feet, or 0.0103 acres.

This conveyance is made subject to:

Parcel ID # **07103015000**

☒ Improved **2503 Dickerson Road, Nashville, TN 37207**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ned D Smith

Ned D Smith

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ned D Smith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of December, 2013..

Notary Public

My Commission Expires: 5/8/13

REBECCA I. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN...

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Owner's Name: **Mehrdad Rabiei and Hamid Rabiei**

and Address: **2503 Dickerson Road, Nashville, TN 37207**

Mail tax bills to, SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of December, 2013..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY