THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140007680 DEEDWARR
Recvd: 02/03/14 12:45 2 pgs
Fees:13.00 Taxes:758.50

20140203-0009374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Affiant

JAMES A. HAECHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2014

Notary Public

MY COMMISSION EXPIRES: 1-1-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erdogan Gungor	OWNER	MAP 91-14
5514 B Charlotte Pike	725 BRIKSBERRY CT.	PARCEL 11900
Nashville, TN 37209	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Fariborz Akbari**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erdogan Gungor**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made thereof, by George W. Watkins, Surveyor, March 2, 1956, as follows:

Beginning in the westerly line of the property conveyed to Cecil Collins by deed from Nora Woods, of record in Book 1764, page 41, Register's Office for said county, 115 feet north of the northerly margin of Charlotte Pike, and being the southeast corner of the tract of land described in that deed of record in Book 2536, page 325, Register's Office of said county; thence with Collins' westerly line, north 20 deg. 15 min. west 85 feet, Collins' northwest corner; thence with Collins' northerly line eastwardly 100 feet to the southwest corner of the property conveyed to Robert G. Sullivan and wife by deed from Lawrence G. Neidert, of record in Book 1854, page 127, said Register's Office: thence with Sullivan's westerly line north 20 deg. 15 min. West 226.5 feet to a stake in the northeast comer of the property conveyed to James W. Wallace and wife by deed from Minnie Kluesner and Lawrence G. Neidert, executors, of record in Book 1194, page 587, said Register's Office; thence with said Wallace's easterly line southwardly 250 feet to a point 89 feet north with the southeast corner of said Wallace's property; thence south 6 deg. 50 min. east 110 feet to a point, the southwest corner of the property conveyed to Carl R. Davids and wife by deed from Willie A. Woods and wife, of record in Book 2536, page 325, Register's Office for said county: thence easterly north 69 deg. 30 min. east along the southerly margin of the last mentioned tract 71 feet more or less to the point of beginning.

There is included all right, title and interest in and to the easement reserved in the Deed from Carl R. David's and wife, to Willie A. Woods and wife, of record in Book 2495, Page 235, Register's Office for said County, reference to which is here made for description of said easement.

Being the same property conveyed to Fariborz Akbari by Deed from Forrest Barnes and Lora Demonbreun, being the devisees under The Last Will and Testament of Joe Barnes, Jr., of record at Instrument No. 20071026-0126902, Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on October 26, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5514 B Charlotte Pike, Nashville, TN 37209.**

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. 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 my hand this the 29th day of January, 2014.

Fariborz Akbari

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 **Fariborz Akbari** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

JAMES A. RECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Witness my hand and official seal this the 29th day of January, 2014.

My Commission expires: 1-9-16