QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20140023588 DEEDQC
Recvd: 04/08/14 09:27 3 pgs
Fees: 17.00 Taxes: 0.00

20140408-0029169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mehrdad Rabiei	**"New Owner"**	
(NAME)	(NAME)	**071-03-0-047.00**
2503 Dickerson Road		**&**
(ADDRESS)	(ADDRESS)	**071-03-0-051.00**
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **HAMID RABIEE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MEHRDAD RABIEI**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Hamid Rabiee by Deed as of record in Instrument No. 20090831-0081733, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my/our hand (s) this the 7 day of April, 2014.

HAMID RABIEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAMID RABIEE** the within named bargainor, 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 the 7 day of April, 2014.

Notary Public

My Commission Expires:

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 2, all of Lots Nos. 3, 4, 5, 6, 25, 26 and 27 on the Map of Dr. E. T. Brown's Subdivision of part of the Hughes Place, as of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 and all of Lots Nos. 3 and 4 front together 220 feet on the westerly side of Dickerson Pike, as widened, and extended back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 5 fronts 100 feet on the westerly side of Dickerson Pike and extends back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 6 fronts 100 feet on the westerly side of Dickerson Pike, as widened, and extends back between parallel lines, with the southerly margin of Martin Avenue, 235 feet, more or less, to an alley.

Said Lots Nos. 25, 26 and 27 front 436.8 feet on the southerly side of Martin Avenue and extend back 279.5 feet on the easterly line, with the westerly margin of an alley, and 250 feet on the westerly line to an alley in the rear, measuring 338.2 feet thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, is that portion specifically described as excluded from the premises conveyed in the Deed of record in Book 5146, page 424 and in Deed of record in Book 5016, page 755, as referenced in the Deed of record in Book 5660, page 177, said Register's office.

Being part of the same property conveyed to F. Bruce Fitzpatrick and wife, Carolyn A. Fitzpatrick by deed from Abernathy Auto Parts, Inc., of record in Book 5146, page 424, dated May 13, 1977, said Register's Office.

Being part of the same property conveyed to F. Bruce Fitzpatrick and Terry B. Fitzpatrick by deed from Protective Limited Partnership, a Tennessee Limited Partnership, of record in Book 5660, page 177, dated October 2, 1980, said Register's Office.