This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2016

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 46,000.00
affiant
Subscribed and sworn to before me, this the 7th day of April, 2014.
Notary

WARRANTY DEED

Address of New Owner:
Hamid K. Heidari
3409 Maple Timber Dr,
Antioch, TN 37013

Send Tax Bills To:
Owner

Map & Parcel:
105-8-285

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Malek Faradji** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamid K. Heidari and Sima Norouzi** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN BEDFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT "A"

Being the same property conveyed to rashid Nowroozi, Masoud Nazariat, and Malek Faradji of record in Book 11736, Page 290. Said Register's Office.
Buyer understands that seller is only conveying his total interest of 1/3 in this property making the buyer a 1/3 owner.

Unimproved (X) known as: 47 Hart St. Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

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

Malek Faradji

BILL GARRETT, Davidson County
Trans:T20140027793 DEEDWARR
Recvd: 04/23/14 14:53 2 pgs
Fees:13.00 Taxes:170.20
20140423-0034292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Malek Faradji, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of April, 2014

Notary Public

EXHIBIT "A"

BEING Lot No. 2, on the Plan of the Resubdivision of Old Fairgrounds Subdivision, Part of Lots 32, 33, 36, 39, 42 and all of Lots 34, 35, 40 and 41, of record in Plat Book 6200, Page 713, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Hart Street, said point being 336.47 feet easterly along the right-of-way margin of hart Street, from the radius return of the intersection of Hart Street with Lewis Street; thence leaving the margin of Hart Street and with the commmon line between Lots 1 and 2 on aforesaid plat, S29°28'17"W, 204.27 feet to a point; thence N86°20'25"W, 17.86 feet to a point; thence S5°24'35"W, 64.5 feet to a point; thence N86°20'25"W, 20.0 feet to a point; thence S7°20'53"W, 285.46 feet to a point in the northerly margin of Factory Street; thence leaving said common line between Lots 1 and 2 and with the northerly margin of Factory Street, S85°27'44"E, 252.51 feet to a point; thence leaving the northerly margin of Factory Street N10°46'18"E, 53.97 feet to a point in the southerly margin of Hart Street; thence with the southerly margin of Hart Street N83°35'20"W, 171.53 feet to the point of beginning, containing 2.95 acres, more or less.