BILL GARRETT, Davidson County
Trans:T20140055662 DEEDWARR
Recvd: 07/31/14 13:18 2 pgs
Fees:13.00 Taxes:37.00
20140731-0068412

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Sworn to and subscribed before me this 29 day of July, 2014.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 9-29-2014

NOTARY PUBLIC

My Commission Expires: 9/29/14

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James R. Snellen	Same as new owner	16900008800
8721 Hester Beasley Rd.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim A. Attar and Hassan Eslame**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **James R. Snellen**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a small Elm on the east side of the Crowder driveway, also Brannon's northwest corner; thence with said David Brannon's north boundary line, North 85° East 200 feet to the center of Hester Beasley Road; thence with said Road North 1 ½ ° East 84 feet to a point; thence South 85° West 202 ½ feet to a stake on the east side of the Crowder driveway; thence along the east side of said driveway, south 01° west 84 feet to the beginning, containing .38 acres, more or less.
>
> Being the same property conveyed to Jim A. Attar and Hassan Eslami by decree of the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20120127-0007800, Register's Office for Davidson County, Tennessee, and by further order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20130717-0073949, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of usual residence of Grantor, herein.
>
> This is property known as 8721 Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 30 day of July, 2014.

Jim A. Attar by Hassan Eslami, Attorney-in-Fact

JIM A. ATTAR
by Hassan Eslami,
Attorney in Fact

HASSAN ESLAMI

State of Tennessee)
County of Daavidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Hassan Eslami**, the Bargainer, 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 for the purposes therein contained.

WITNESS my hand and official seal this 30 day of July, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-19-18

State of Tennessee
County of Davidson

On this 30 day of July 2014, before me personally appeared **Hassan Eslami**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jim A. Attar**, and acknowledged that such person executed the same as the free act and deed of **Jim A. Attar**.

Witness my hand and official seal this 30 day of July, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires 5-19-18.