THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091847** BILL GARRETT, Davidson County Trans:T20140081593 DEEDWARR Recvd: 10/29/14 13:44 2 pgs Fees:13.00 Taxes:1295.00 20141029-0099873	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this24th day of October, 2014. Notary Public My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 27, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reja Ferdowsi 1818 Beech Avenue Nashville, TN 37203	New Owner 1818 Beech Avenue Nashville, TN 37203	Tax Parcel ID No. 10506018600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert H. Donnell and wife, Doris S. Donnell** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reja Ferdowsi**, a married man ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RE-SUBDIVISION OF A PART OF LOTS 22, 23, 24 & PART OF LOT 25 IN THE ALLOWAY'S SUBDIVISION OF LOT 5, as shown on plat of record in Plat Book 4595, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert H. Donnell and wife, Doris S. Donnell by Warranty Deed from Allied Fence & Improvement Company, recorded on the 16th day of July, 1975 in Deed Book 4932, Page 501, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF A PART OF LOTS 22, 23, 24 & PART OF LOT 25 IN THE ALLOWAY'S SUBDIVISION OF LOT 5, as recorded in Plat Book 4595, Page(s) 18, Register's Office for Davidson County, TN.

This is improved property located at 740 Alloway Street, Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his or her successors, heirs and assigns, forever.

And Grantors covenant that they ar lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of October, 2014.

Robert H. Donnell

Doris S. Donnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert H. Donnell and wife, Doris S. Donnell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018