BILL GARRETT, Davidson County
Trans:T20140082525 DEEDWARR
Recvd: 11/03/14 09:03 2 pgs
Fees:13.00 Taxes:4255.00
20141103-0100997

SEND TAX BILLS TO NEW OWNER:
Payman Zad
1251 Wheatley Forest Drive
Brentwood, TN 37027

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map/Parcel 034-00-0-025.00

# WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **WALLACE MITCHELL**, unmarried, hereinafter called the Grantor, to **PAYMAN ZAD**, married, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Beginning at a P.K. nail in the west right-of way of Gallatin Pike, said P.K. nail being the southeast corner of the Smith and McKinney Property, and the northeast corner of the hereindescribed tract, and being 1093.2', more or less, south of the south margin of Dry Creek Road; thence,**
**1. South 14°- 20' West a distance of 200.0' along the west margin of Gallatin Pike to an iron pin; thence,**
**2. Leaving said margin of Gallatin Pike, North 88° - 34'- 50" West a distance of 229.15' with the north line of the Monroe Property to an iron pin in the east right-of-way of the L & N Railroad; thence,**
**3. Continuing along the east right-of-way of the L & N Railroad, North 00° - 28' West a distance of 195.08' to an iron pin at the southwest corner of the Smith and McKinney property; thence,**
**4. Leaving the east right-of-way of the L& N Railroad, South 88°- 34'- 50" East a distance of 280.28' with the south line of the Smith and McKinney property to the point of beginning, containing 1.14 acres, more or less, as per survey by Turner Engineering Company dated 5-12-82 and referenced as Job 24-61.**

**ENCUMBRANCES: The above-described property is conveyed subject to the following:**

1. **Easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing of record in Book 9700, Page 734, Register's Office for Davidson County, Tennessee.**
2. **Right of way for the L&N (CSX) Railroad which borders the property in the rear.**
3. **Easements for sanitary sewer and /or storm drainage in favor or Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, as recorded in Book 4621 Page 603 and in Book 4621Page 609, Register's Office for Davidson County, Tennessee.**
4. **Terms of that Clearance Permit in favor of Tennessee Electric Power Company, its successors and assigns, appearing of record in Book 1001 Page 206 Register's Office for Davidson County, Tennessee.**

4. **Terms of that Clearance Permit in favor of Tennessee Electric Power Company, its successors and assigns, appearing of record in Book 1001 Page 206 Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Wallace Mitchell by Installment Warranty Deed from Katherine M. Bell and husband, Virgil C. Bell, recorded July 2, 1982, in Book 5906, Page 152, Register's Office for Davidson County, Tennessee.**

**The property description used herein is the same as the prior deed of record.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 28th day of October, 2014.

Wallace Mitchell
WALLACE MITCHELL

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of October, 2014.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires:_____

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$1,150,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 28th day of October, 2014.

CHRISTOPHER B FOWLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC/Register

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 2, 2018