This instrument was prepared with information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20140083272 DEEDWARR
Recvd: 11/04/14 14:01 2 pgs
Fees:13.00 Taxes:407.00
20141104-0101877

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$10.00~~ 150,000.00

Affiant

Subscribed and sworn to before me on this 25th day of June, 2008.

Notary Public

My Commission Expires: 3-23-08

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument was prepared by:
Lucien Dale, Attorney
121 30th Avenue South
Nashville, TN 37212

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHAHRZAD ETEMADI 1110 GENERAL MCARTHUR Dr. BRENTWOOD, TN 37027	NEW OWNER	MAP 092-13 PARCEL 066

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SHAUN SHIRZAD ETEMADI, AN UNMARRIED MAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SHAHRZAD ETEMADI, AN UNMARRIED WOMAN, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, Tract No. 6, Being Lot Nos. 1, 2 and the easterly part of Lot No. 3 of Block 2 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's office for Davidson County, described as follows:

BEGINNING at the southwest corner of Charlotte Avenue, formerly Charlotte Pike or Cedar Street extended, and Woodfin Street, supposed to by 35th Avenue North, being the northeast corner of said Lot No. 1; thence with the southerly margin of said Charlotte Avenue westwardly 102 feet, more or less, to the line between old J.E. R. Ray tract of land and the old F. M. McGregor tract of land; thence with said line southwardly 150 feet, more or less, to the northerly margin of an alley; thence with the northerly margin of said alley eastwardly 120 feet, more or less, to the westerly margin of Woodfin Street; thence with the westerly margin of said Street northwardly 150 feet to the beginning.

BEING the same property conveyed to SHIRZAD ETEMADI, AN UNMARRIED MAN, by Deed from DOROTHY SULLIVAN, AN UNMARRIED WOMAN on August 19, 1998, of record in Book 11080, Page 212, said Register's Office.

SHIRZAD ETEMADI, AN UNMARRIED MAN is now known as SHAUN SHIRZAD ETEMADI, AN UNMARRIED MAN.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year.

This is improved property known as 3501 Charlotte Avenue, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2008.

Sh. Etemadi

Shaun Shirzad Etemadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHAUN SHIRZAD ETEMADI, AN UNMARRIED MAN, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and which acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th, day of June, 2008.

My Commission Expires: Aug 23, 2008

Notary Public

ALBERT LOUIS GREENDALE SR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY