BILL GARRETT, Davidson County
Trans:T20140083840 DEEDWARR
Recvd: 11/06/14 09:56 3 pgs
Fees:18.00 Taxes:2775.00
20141106-0102526

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $750,000.00.

Subscribed and sworn to before me, this the 4th day of November, 2014.

Notary Public

My Commission Expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Fariborz Akbari David Ashkaszari 815 Jones Parkway Brentwood, TN 37027	133-112.00	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **SCHOOL PROPERTIES ASSOCIATES, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **FARIBORZ AKBARI AND DAVID ASHKARZARI** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hewlett Bend Subdivision, Resubdivision of Section 2, as of record in Book 4675, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to School Properties Associates, a Tennessee general partnership by Warranty Deed from American Properties Company, LP, a Tennessee limited partnership, dated March 4, 2002, recorded March 14, 2002, of record in Instrument No. 20020314-0032144, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows: (1) County of Davidson taxes for the year

2015 and thereafter, not yet due and payable; (2) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tenn. Code Ann. §§ 67-5-603, *et seq*; (3) All matters appearing on the Plan of Hewlett Bend Subdivision, Resubdivision of Section 2, as of record in Book 4675, page 122, Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4810, page 193 and in Book 4905, page 337, Register's Office for Davidson County, Tennessee; and (5) 50' access reserved and referenced in deed of record in Book 4247, page 413, Register's Office for Davidson County, Tennessee.

This is improved property located at: 3748 Nolensville Pike, Nashville, TN 37211.

THE GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND THE GRANTEE BY HIS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT HE HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS." The GRANTEE shall not make any claim against the GRANTOR for diminution of the value of the Property, remediation of any contamination on the Property, loss of use of the Property, handling, transportation or disposal of contaminated media from the Property, or any other loss, damage or expense as the result of any environmental contamination or other latent or patent defect in the Property's condition.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[Signatures to follow on the next page.]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 4th day of November, 2014.

GRANTOR:

SCHOOL PROPERTIES ASSOCIATES,
a Tennessee general partnership

By: Aubrey B. Harwell, Jr., by Stephen C. Sexton, Attorney in Fact, General Partner

AUBREY B. HARWELL JR., BY
STEPHEN C. SEXTON, HIS ATTORNEY-IN-FACT, General Partner

By: Frank F. Chalfont, by Stephen C. Sexton, Attorney in Fact, General Partner

FRANK F. CHALFONT, BY
STEPHEN C. SEXTON, HIS ATTORNEY-IN-FACT, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the said county and state, **STEPHEN C. SEXTON AS ATTORNEY-IN-FACT FOR AUBREY B. HARWELL JR.** and **STEPHEN C. SEXTON AS ATTORNEY-IN-FACT FOR FRANK F. CHALFONT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the General Partners (or other such authorized individual) of the **SCHOOL PROPERTIES ASSOCIATES, a Tennessee general partnership**, the within named bargainor, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee general partnership as its General Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of November, 2014.

I. M. Corriveau

Notary Public

My commission expires: _____

I. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017