#9011

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to - Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hadi Ahmadzadegan	New owner	147-12-080
(NAME) 4716A-4720 Nolensville Road	(NAME) 821 Tintern Abbott Ct	147-12-101
(ADDRESS) Nashville, TN	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ghasem D. Mohaghegh and wife, Mozghan Mirani, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hadi Ahmadzadegan, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in the 5th Civil District of Davidson County, Tennessee, being known as part of Tom C. Lamb Property, described as follows:
Beginning at an iron pin in the easterly right-of-way of a private roadway, said point being 331.2 southeasterly from Haywood Lane: thence leaving said private roadway N63 Deg. 38 min. E. 80 feet; thence S26 Deg. 22 min. E. 60 feet to a point; thence S63 Deg. 38 min. W. 80 feet to a spike in the margin of said private roadway; thence with the same, N26 Deg. 22 min. W, 60 feet to the point of beginning .

Also being part of Lot No. 2 on the Plan of Section Three, Tom C. Lamb Subdivision, of record in Plat Book 4660, page 93, Register's Office for said County.

Tract II

Land in Davidson County, Tennessee, being Lot No. 3-A on the Map showing the resubdivsion of Lot 3 on the Plan of the Tom C. Lamb Subdivision, Section 4, of record in Plat Book 4885, Page 41, Register's Office for said County.

Said Lot No. 3-A fronts 41.39 feet in the easterly margin of a 20 foot alley and extends back between lines 94.40 feet on the northerly line and 94.51feet on the southerly line to a dead line in the rear on which it measures 42.84.

Being the same property conveyed to Ghasem D. Mohaghegh and wife, Mozghan Mirani, by deed of record in Instrument No. 20080916-0094598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4716A-4720A Nolensville Road, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20140085509 DEEDWARR
Recvd: 11/13/14 09:24 2 pgs
Fees:13.00 Taxes:925.00
20141113-0104607

Witness our hands this 10th day of November, 2014.

Ghasem D. Mohaghegh

Mozghan Mirani

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 Ghasem D. Mohaghegh and Mozghan Mirani, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2014.

Commission expires:

Notary Public

