THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1534

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammad Khah 1524 Puryear Place Brentwood, TN 27027	New Owner	119-13-0-046.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $30,000.00

BILL GARRETT, Davidson County
Trans:T20140087781 DEEDWARR
Recvd: 11/21/14 10:37 3 pgs
Fees:18.00 Taxes:111.00
20141121-0107352

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Patricia P. Schultz and Dan Richard Peery, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mohammad Khah,** 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of an Addition to and revision of Lots 93 to 97, inclusive of the H.G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Said lot fronts 75 feet on the east side of Harlin Drive and runs back between lines, 160.6 feet on the north line and 162.3 feet on the south line to a dead line, on which it measures 74.97 feet.

Being the same property conveyed to Patricia P. Schultz and Dan Richard Peery, Jr. by Personal Representatives Special Deed from Patricia P. Schultz and Dan Richard Peery, Jr., as co-Personal Representatives of the Estate of Dan Richard Peery, Sr., deceased, dated October 2, 2014, recorded October 20, 2014, of record in Instrument No. 20141020-0096759, Register's Office for Davidson County, Tennessee.

Patricia P. Schultz is also known as Patricia Ann Schultz

This is improved property located at: **2936 Harlin Drive, Nashville, TN 37211**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument is executed on behalf of Patricia P. Schultz, by Dan Richard Peery, Jr., pursuant to a Power of Attorney executed by Patricia P. Schultz on November 5th, 2014, of record in Instrument No. 20141121-0107351, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters appearing on the Map of an Addition to and revision of Lots 93 to 97, inclusive of the H.G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee. (4) Restrictive Covenants of record in Book 1333, page 387, Register's Office for Davidson County, Tennessee, and (5) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **November, 2014.**

GRANTOR(S)

Dan Richard Peery Jr.

Patricia P. Schultz, by Dan Richard Peery, Jr., her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dan Richard Peery, Jr.,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **12th** day of **November, 2014.**

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

Notary Public
My Commission Expires: 6-1-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dan Richard Peery, Jr.,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Patricia P. Schultz,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **12th** day of **November, 2014.**

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

Notary Public
My Commission Expires: 6-1-15

EXHIBIT "A"
To
Warranty Deed

FROM: Patricia P. Schultz and Dan Richard Peery, Jr.

TO: Mohammad Khah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Dan Richard Peery, Jr., Affiant

Sworn to and subscribed before me this 12th day of November, 2014.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Notary Public
My Commission Expires: 6-1-15