THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

Davidson County DEEDWARRSP
Recvd: 12/05/14 11:10 5 pgs
Fees:28.00 Taxes:2904.50
20141205-0111627

MST File No. 2014-1039

ADDRESS NEW OWNER
Fariborz Akbari
815 Jones Parkway
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP PARCEL
161080010.00
Portion of

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

Affiant

Subscribed and sworn to before me this the 5th day of December, 2014

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Ronald McFarland, a married person,** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Fariborz Akbari**, hereinafter called "GRANTEE," heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

BEING located in the 27th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the U.S. Highway 41A, 31A (State Route 11, Nolensville Road) and Brewer Drive intersection, and being all of Lot 1 of the Subdivision of the James Ronald McFarland Property, recorded as Instrument #20141030-0100296 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 5/8" pin monument in the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), said monument also being a southeasterly corner common to Lot 1 of Section 2 of McMurry Manor, recorded as Plat Book 4300, Page 162 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of Section 2 of McMurry Manor and continuing along with the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), with a curve turning to the left with an arc length of 270.85', with a radius of 11562.00', with a chord bearing of S 11°34'07" E, with a chord length of 270.84', to a new 1" brass disk monument, said monument being the northeasterly corner common to Lot 2 of the Subdivision of the James Ronald McFarland Property, recorded as Instrument #20141030-0100296 in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road) and continuing along with the northerly line of Lot 2 of the Subdivision of the James Ronald McFarland Property the following three calls: S 75°11'25" W a distance of 99.69' to a new 1" brass disk;

Thence N 13°50'42" W a distance of 124.02' to a new 1" brass disk;

Thence S 76°09'18" W a distance of 36.84' to a new iron pin monument, said monument being a southeasterly corner common to Lot 23 of Kingswood Park recorded as Plat Book 2900, Page 70 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 2 of the Subdivision of the James Ronald McFarland Property and continuing along with the easterly line of Lot 23 of Kingswood Park, N 10°20'11" W a distance of 190.24' to a new iron pin monument, said monument being the southerly line of Lot 1 of Section 2 of McMurry Manor;

Thence leaving said Lot 23 of Kingswood Park and continuing along with the southerly line of Lot 1 of Section 2 of McMurry Manor, S 86°47'35" E a distance of 141.87' an existing 5/8" pin monument in the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), which is the point of beginning, having an area of 36,034 square feet, 0.83 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 26, 2014.

Being the same property conveyed to James Edwin McFarland and wife, Mildred Virginia McFarland by installment deed from Jack E. Vaughn and Sam H. Vaughn, Jr., of record in Book 4862, page 645, in the Register's Office for Davidson County, Tennessee, dated October 18, 1974. James Edwin McFarland died April 17, 2000. Mildred Virginia McFarland died January 1, 2013, her estate being administered through Davidson County Probate Court, Docket No. 13P443, property being devised to James Ronald McFarland and Donna Gayle White by Last Will and Testament of Mildred Virginia McFarland of record in Davidson County Probate Court, Docket No. 13P443. By Co-Executors Deed of

James Ronald McFarland and Donna Gayle White of record in Instrument No. 20131125-0120755, said Register's Office, said property was vested to James Ronald McFarland and Donna Gayle White and the Said Donna Gayle White conveyed her interest in said property to James Ronald McFarland by Warranty deed of record in Instrument No. 20131125-0120756, Register's Office of Davidson County, Tennessee.

The Property is transferred subject to these limitations, restrictions, and encumbrances:

1. Subject to all matters shown on the plan of record in Plat Book 2900, page 70, and Plat of record in Instrument No. 20141030-0100296, Register's Office for Davidson County, Tennessee.

This is improved property known as 5207 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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.

WITNESS its hand this, the 5th day of December, 2014

GRANTOR:

James Ronald McFarland

James Ronald McFarland

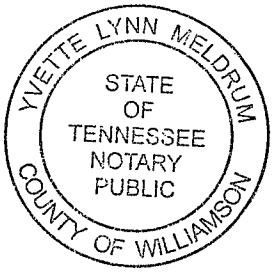
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Ronald McFarland, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of Dec, 2014.

Notary Public

My Commission Expires: 7-5-16



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

