BILL GARRETT, Davidson County
Trans:T20150007266 DEEDWARR
Recvd: 01/29/15 12:32 3 pgs
Fees:18.00 Taxes:2093.83
20150129-0008560

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Faran Ferdowsi 5716 Hickory Plaza Drive Suite 400 Nashville, TN 37211	Faran Ferdowsi 5716 Hickory Plaza Drive Suite 400 Nashville, TN 37211	Map 119-05-0 Parcel 039.00

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 consideration, the receipt of which is hereby acknowledged, **Khadijeh Lotfinia a/k/a Khadijeh Lofinia**, unmarried, a Tennessee resident, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Faran Ferdowsi**, a Tennessee resident, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Young Brothers Const. Co., as shown on plat of record at Instrument No. 200007260073963, Register's Office for Davidson County, Tennessee; and formerly being part of Lot 31 on the Plan of Cumberland Nurseries Subdivision, of record in Book 161, Pages 112 and 166, in the Register's Office for Davidson County, Tennessee, and to which Plat reference is hereby made for a more complete and accurate description of subject property.

Being the same property conveyed to Ebadollah Ghorbani, deceased, and wife, Khadijeh Lofinia, by deed of record at Instrument No. 20041005-0019591, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 2408 and 2410 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record as Instrument No. 200007260073963, Register's Office for Davidson County, Tennessee; and

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4100, Page 478 and Book 4100, Page 482, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors 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.

Witness my hand this 29th day of January, 2015

Khadijeh Lotfinia a/k/a Khadijeh Lofinia, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Khadijeh Lotfinia, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29th day of January, 2015.

Notary Public

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
03-08-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $565,900.00

Affiant

Sworn to and subscribed before me this 29th day of January, 2015.

Notary Public

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
03-08-16

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