Davidson County	**DEEDWARR**
Recvd: 02/05/15 15:30	**3 pgs**
Fees:18.00 Taxes:259.00	
20150205-0011087	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alireza R Nourabadi	Same as New Owner	09500000400
(NAME)	(NAME)	
5157 Ravens Glen		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy Thousand And No/100 Dollars ($70,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark A. Calvetti, married and Ronnie Smith, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alireza R Nourabadi, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the easterly margin of Lebanon Pike and the northeastern corner of the Coplanar Property, as of record in Instrument Number 20051007-0121128, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 43 degrees 29 minutes 08 seconds E, 126.03 feet along Lebanon Pike to a railroad spike;
(2) Thence leaving Lebanon Pike; S 15 degrees 10 minutes 54 seconds E, 153.43 feet along a private lane to a pipe;
(3) Thence leaving the private lane; S 45 degrees 01 minute 15 seconds W, 64.81 feet to an iron pin;
(4) Thence N 38 degrees 21 minutes 06 seconds W, 130.64 feet to the point of beginning, containing 12,464.15 square feet or 0.28 acres.

The above description was derived form a Boundary Survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, R.L.S. # 1728, dated July 17, 2006 and last revised April 30, 2008, as File Number 06109.

Being the same property conveyed to Mark A. Calvetti and Ronnie Smith, as tenants in common, by Trustee's Deed from A.J. Sharenberger, III as Successor Trustee, dated May 29, 2012, recorded May 31, 2012 in Instrument No. 20120531-0047036, Register's Office for Davidson County, Tennessee.

(R) This property has never been the principal residence of either grantor.

File Number: FRN-150246

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1815 Lebanon Pike, Nashville, TN 37210

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, has 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.

Witness our hands this 28th day of January, 2015 .

Mark A. Calvetti

Ronnie Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Mark A. Calvetti, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2015.

Notary Public

My Commission Expires: 3-25-18

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Ronnie Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2015.

Notary Public

My Commission Expires: 3-25-18

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: FRN-150216

True Copy Certification

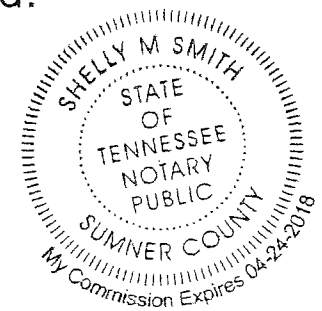
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith