BILL GARRETT, Davidson County
Trans:T20150020396 DEEDWARR
Recvd: 03/20/15 09:44 3 pgs
Fees:18.00 Taxes:1327.56
20150320-0024037

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1175

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ATAP Property Management, LLC 2213 Dominick Drive Nolensville, TN 37135	NEW OWNER	147-00-0-014.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $358,800.00

Affiant
Subscribed and sworn to before me, this the 18th day of March, 2015.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

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

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 **Faryab F. Lohrasbi, as to a fifty percent interest, and Amir Roshanfar, as to a fifty percent interest, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ATAP Property Management, LLC, a Tennessee limited liability company,** 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:

A tract of land being the remainder of the O. H. Boatright, et ux property, as recorded in Deed Book 879, page 72, situated in the 26th councilmanic district of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick RLS #679, dated March 25, 2002, as follows:

Beginning at an existing iron rod in the northwesterly margin of Walker Road, said point being the southeasterly corner of the WEC 98A, LLC, a Texas limited partnership property as recorded in Deed Book 10765, pages 470-473, and being the southwest corner of the property herein described;

Thence along the easterly line of WEC 98A, LLC property, N 5° 27' 55" East, a distance of 313.39 feet to a new iron rod;

Thence along the southerly line of the United Dominion Realty, LP, property as recorded in Deed Book 9994, page 818-821, South 83° 46' 14" East, a distance of 367.48 feet to an existing iron rod;

Thence South 19° 04' 07" East, a distance of 40.99 feet to an existing iron rod in the northwesterly margin of Wallace Road;

Thence along said margin of Wallace Road along a corner to the left with a radius of 741.20 feet, a distance of 208.34 feet to a new iron rod;

Thence South 57° 44' 38" West, a distance of 263.42 feet to the beginning and containing 1.453 acres, more or less.

Being the same property conveyed to ATAP Property Management, LLC, a Tennessee limited liability company, by Warranty Deed from Faryab F. Lohrasbi, as to a Fifty Percent (50%) Interest and Amir Roshanfar, as to a Fifty Percent (50%) Interest, as tenants in common, dated March 18, 2015 and being recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Faryab F. Lohrasbi, as to a Fifty Percent (50%) Interest and Amir Roshanfar, as to a Fifty Percent (50%) Interest, as tenants in common by Quitclaim Deed from Faryab F. Lohrasbi, dated June 13, 2013, recorded June 18, 2013, of record in Instrument No. 20130618-0062307, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Faryab F. Lohrasbi, a married man by Quitclaim Deed from Amir Roshanfar, dated January 1, 2010, recorded July 27, 2011, of record in Instrument No. 20110727-0057586, said Register's Office, and further, being the same property conveyed to Amir Roshanfar, a married man, as his separate property and Faryab F. Lohrasbi, a married man, as his separate property by Internal Revenue Service Deed dated November 2, 2005, recorded January 13, 2006, of record in Instrument No. 20060113-0005448, said Register's Office.

This is improved property located at: **350 Wallace Road, Nashville, TN 37211**

The subject property is neither the principal residence of Grantor's nor their spouse's or any dependant's.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Faryab F. Lohrasbi, by Amir Roshanfar pursuant to a Power of Attorney executed by Faryab F. Lohrasbi on 03/20/15, of record in Instrument No.: 20150320-0024036, 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.

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 **18th** day of **March, 2015.**

GRANTOR(S)

Amir Roshanfar

Faryab F. Lohrasbi by Amir Roshanfar his Attorney-in-fact

Faryab F. Lohrasbi, by Amir Roshanfar, his 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 **Amir Roshanfar and Faryab F. Lohrasbi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **March, 2015.**

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

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 **Amir Roshanfar** 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 **Faryab F. Lohrasbi,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **18th** day of **March, 2015.**



Notary Public
My Commission Expires:
6-1-15

EXHIBIT "A"
To
Warranty Deed

FROM: Faryab F. Lohrasbi, as to a fifty percent interest, and Amir Roshanfar, as to a fifty percent interest, as tenants in common

TO: ATAP Property Management, LLC, a Tennessee limited liability company

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.

Amir Roshanfar, Affiant

Sworn to and subscribed before me this 18th day of March, 2015.



Notary Public
My Commission Expires:
6-1-15