Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-2034P

BILL GARRETT, Davidson County
Trans:T20150020417 DEEDWARR
Recvd: 03/20/15 10:02 2 pgs
Fees:13.00 Taxes:888.00
20150320-0024069

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

D. Calwyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF March, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

HE
RLG JAG
804 Russell St

Address of New Owner:	Send Tax Bills To:	Map-Parcel:
Rebecca K. Gaines and	Rebecca K. Gaines and	07210001400
James A. Gaines	James A. Gaines	RLG JAG HE
~~2905 Gallatin Pike~~ 804 Russell St	~~2905 Gallatin Pike~~ 804 Russel St	
Nashville, TN 37206	Nashville, TN 37206	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hassan M. Eslami etux, Heshmat Ghalamchi

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HE RLL **Rebecca K. Gaines and James A. Gaines** JAG

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:

Land in Davidson County, Tennessee, being Lot No. 3 and southerly 3 feet of Lot No. 4 in E.T. Brown's Subdivision of the J. B. King Lands as of record in Book 332, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the southerly part of Lot No. 4 front together 53 feet on the west side of Gallatin Pike and runs back between parallel lines 200 feet to an alley and measures 53 feet on said alley.

Being the same property conveyed to Hassam M. Eslami etux , Heshman Ghalamchi from Thomas E. Stewart, Trustee by deed dated 03/17/2009 filed for record on 07/20/2009 in Instrument No. 20090720-0067779, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **2905 Gallatin Pike Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 13 day of March, 2015.

Hassan M. Eslami

Heshmat Ghalamchi by Hassan M. Eslami her attorney in fact

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hassan M. Eslami**, with whom I am personally acquainted (or proved 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 13th day of March, 2015.

Notary Public

Commission Expiration:

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of March, 2015, before me personally appeared **Hassan M. Eslami**, to me known to be the person who executed the foregoing instrument in behalf of **Heshmat Ghalamachi** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Heshmat Ghalamchi**. Witness my hand and official seal.

Notary Public

Commission Expiration:

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY