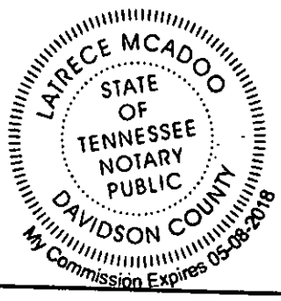
Box13 File #9336

File No.: 15023647

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Mindy Lalch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015.

La Trece McA
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mahmoud Sajjadi	Mahmoud Sajjadi	14716015900
(NAME)	(NAME)	
1401 Bowman Lane	1401 Bowman Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged, **Peggy Morris**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mahmoud Sajjadi**, * AND WIFE, VIVIAN F KHAH 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, and being all of Lot No. 224, Plan of Fairlane Park, Section III, according to survey and plat of same appearing of record in Book 2331, page 145 & 146, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said Lot No. 224 fronts 70 feet on the easterly side of Pearson Place and extends back 242.6 feet on the northerly line and 240.4 feet on the southerly line to a dead line measuring 62.0 feet.

Being the same property conveyed to Kay Peay and Peggy Morris by Warranty Deed dated 07/14/1977 and filed for record on 07/19/1977 in Book 5173, page 102, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to Peggy Morris by Quitclaim Deed of record in Book 5613, page 852, said Register's Office.

This conveyance is subject to all matters as set forth per Plat of record in Book 2331, page 145 & 146; Restrictive Covenants of record in Book 2598, page 491; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4910 Pearson Pl., Nashville, TN 37211

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 I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

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Trans:T20150022102 DEEDWARR
Recvd: 03/26/15 10:43 2 pgs
Fees:13.00 Taxes:264.55
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unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my hand this 20th day of March, 2015.

Peggy Morris

Peggy Morris

State of Tennessee
County of Rutherford

Personally appeared before me Peggy Morris with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015.

John Parker

Notary Public
My Commission Expires: 11-18-17



RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 15023647