WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043160 DEEDWARR
Recvd: 06/02/15 15:39 2 pgs
Fees:13.00 Taxes:555.00
20150602-0051402

G-FS-15-4954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/10/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fair Lane Properties, LLC	Same as New Owner	
(NAME)	(NAME)	**146-05-0-022.00**
115 Penn Warren Dr Suite 300 #162		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FARAN FERDOWSI AND WIFE, TALISH FERDOWSI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FAIR LANE PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract of land known as Lot 28 on the Plan of Treemont as of record in Book 6250, Page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point being the most Southeasterly corner of Lot 38 on the Plan of Treemont, of record as aforesaid; thence, South 88 degrees 37' 00" East 53.31 feet to a concrete monument; thence, North 77 degrees 39' 32" East 201.36 feet to a point; thence North 26 degrees 08' 17" West 338.21 feet to a point; thence Southwardly along a curve having a radius of 221.81 feet and a tangent of 125.00 feet, 118.63 feet to a point; thence, South 11 degrees 21' 51" West, 245.44 feet to the point of beginning.

Being the same property conveyed to Faran Ferdowsi and wife, Talieh Ferdowsi by Warranty deed from David S. Harkness and wife, Betty G. Harkness of record in Instrument No. 20020806-0094106 Register's Office for Davidson County, Tennessee, dated July 25, 2002 and recorded on August 06, 2002.

This conveyance is subject to:
- Taxes for the year 2015 and subssequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 895 through 897, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6833, Page 594 and Book 6833, page 601, as amended in Book 8259, page 498 and amended and restated in Instrument No. 20051202-0145241, Instrument No. 20100212-0011250, Instrument No. 20061207-0151539, Register's Office for Davidson County, Tennessee.
- By-Laws of Treemont of record in Book 6833, Page 653 and Book 6833, Page 620, in the Register's Office for Davidson County, Tennessee.
- Charter of Treemont Homeowner's Association of record in Book 6833, Page 617 and Book 6840, Page 509, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Road of record in Book 6833, Page 633, in the Register's Office for Davidson County, Tennessee.
- Easement for Bridle Path of record in Book 1066, Page 274, in the Register's Office for Davidson County, Tennessee.
- Revised By-Laws of Treemont Homeowners Association of record in Instrument Number 20121025-0097770 and 20061207-0151540, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of record in Instrument Number 20061207-0151538, in the Register's Office for DavidsonCounty, Tennessee.
- Deed of conveyance of record in Book 10800, Page 914, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020806-0094106 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4954 Tyne Ridge Court , Nashville, Tennessee 37220**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 29th DAY OF MAY, 2015.

Faran Ferdowsi

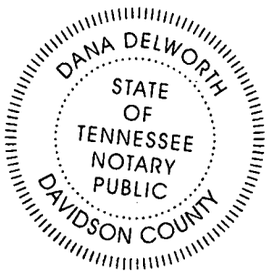
Talish Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FARAN FERDOWSI, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TALISH FERDOWSI, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212