This instrument prepared by:
Julie Cornell
109 Westpark Drive, Suite 300
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150049135 DEEDQC
Recvd: 06/19/15 12:06 3 pgs
Fees:17.00 Taxes:0.00
20150619-0058876

Record and return to:
Same as preparer

Address of New Owner:
Zachery R. Mosayebi and
Lindsay H. Mosayebi
1133 McChesney Avenue
Nashville, TN 37216

Send Tax Bills to:
Same as new owner

Map/Parcel:
08301-0-087.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Zachery R. Mosayebi, a married man, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto Zachery R. Mosayebi and Lindsay H. Mosayebi, husband and wife, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a part of the Northerly part of Lot No. 59, Map of Jones and Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the west margin of Gallatin Pike at a railroad spike 225 feet south of the south margin of an alley, which alley is marked by a cross cut in the sidewalk, being the same point of beginning in the property conveyed to Esther Pulley, et vir, by Frank Higgins et al, by deed of record in Book 1314, Page 220; thence westerly along the north margin of said Pulley property 60 feet to a stake; thence northerly 21 feet to a stake in the south margin of said alley in a fence line, said stake being 65 feet west of the west margin of Gallatin Pike; thence with the margin of said alley easterly 65 feet to a point in the west margin of Gallatin Pike, said point being the cross cut in said sidewalk; thence southerly 22.5 feet along the west margin of Gallatin Pike to the point of beginning.

Being the same property conveyed to Zachery R. Mosayebi, a married man, by deed from Lonnie E. Romine and Janice D. Romine, Husband and Wife of record in Instrument Number 20121012-0093745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 1106 Gallatin Ave., Nashville, Tennessee 37206.

Grantor intends by this instrument to create an estate by the entireties with Grantor's spouse in and to the entire interest in the property previously held by Grantor.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 7th day of May, 2015.

Zachery R. Mosayebi, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Zachery R. Mosayebi, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2015.

My Commission Expires: 7/3/17

Notary Public

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00
This transfer creates an estate by the entireties.

Zachery R. Mosayebi, Grantee

Lindsay H. Mosayebi, Grantee

Subscribed and sworn to before me this 7th day of May, 2015.

Notary Public

My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017