

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 350,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public

My commission expires: 9/11/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lida Mohammad Khah	**Lida Mohammad Khah**	**13302022000**
3319 Nolensville Pike	**9217 Sydney Lane**	
Nashville, TN 37211	**Brentwood, TN 37027**	

BILL GARRETT, Davidson County
Trans:T20150054500 DEEDWARR
Recvd: 07/07/15 09:20 2 pgs
Fees:13.00 Taxes:1295.00
20150707-0065529

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

James R. Lee and wife, Judy D. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lida Mohammad Khah

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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: Being Lots Nos. 1 and 2 on the Plan of Sunrise Heights 1st Addition of record in Book 421, Page 2, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 115 feet on the westerly side of Nolensville Road, and run back 150 feet to an alley, measuring 114 feet thereon.

Included in the foregoing description but expressly excluded from this conveyance is the following described property:

EXCLUDED PARCEL 1: Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 1 on the Plan of Sunrise Heights First Addition, of record in Book 421, Page 2, said Register's Office, conveyed by Horace C. Young, Jr. and wife, to the City of Nashville by deed of record in Book 1760, Page 571, said Register's Office.

EXCLUDED PARCEL 2: Right of Way described in Right of Way Deed from Horace C. Young, Jr. and wife, to the State of Tennessee of record in Book 2276, Page 372, said Register's Office.

TRACT 2: Being Lot No. 3 in Sunrise Heights Addition as per Plan of record in Book 421, Page 2, Register's Office of said County. Said Lot No. 3 fronts sixty-three and eight tenths (63.8) feet on the westerly side of Nolensville Pike and runs back westerly between parallel lines and with the northern margin of Elgin Street one hundred and fifty (150) feet to an alley.

Included in the foregoing description but expressly excluded from this conveyance is the right of way described in the deed from Horace C. Young and wife,, Louise Patterson Young, to the State of Tennessee of record in Book 2276, Page 334, Register's Office of Davidson County, Tennessee,

Being the same property conveyed to James R. Lee and wife, Judy D. Lee, by deed from Frank W. Marusa and wife, Lillian M. Marusa, dated 7/28/89 of record in Book 7901, Page 445, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3319 Nolensville Pike, 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 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 in 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. 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 12nd day of June, 2015.

James R. Lee

Judy D. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James R. Lee and Judy D. Lee, the within named Grantor(s), 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, at office, this 12th day of June, 2015.

Notary Public

My Commission Expires: 9/11/17

MARK R. LEDBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON