BILL GARRETT, Davidson County
Trans:T20150055006 DEEDWARR
Recvd: 07/08/15 10:26 2 pgs
Fees:13.00 Taxes:358.90
20150708-0066092

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of June, 2015, by and between Temond LeSure, an unmarried man, party of the first part, and Hamidreza Parsa, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract 1-A:

Land in Davidson County, Tennessee, being the Southerly 25 feet of Lot No. 218 on the Map of the Town of McGavock, as of record in Book 21, Page 23 Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Easterly side of 10th Avenue North and runs back between parallel lines, along the North margin of Jane Street, 150 feet to an alley.

Tract 1-B:

Land in Davidson County, Tennessee, being the North 25 feet of Lot No. 218 on the Plan of the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

Said part of said lot fronts twenty-five (25) feet on the Easterly side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Temond Lesure by virtue of that certain Special Warranty Deed dated January 6, 2006, at Instrument No. 20060213-0017318 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Temond LeSure

STATE OF TENNESSEE; COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Temond LeSure, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 2015.

Notary Public

My Commission Expires: 4/10/16

MICHELLE L. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 10, 2016

Property Owner & Address:	Hamidreza Parsa 9418 Green Hill Circle, Brentwood, TN 37027
Tax Parcel No	08112001700
Property Address:	1702 10th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	Hamidreza Parsa 9418 Green Hill Circle, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $97,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY