Box 44

BILL GARRETT, Davidson County
Trans:T20150083767 DEEDWARR
Recvd: 10/01/15 15:37 3 pgs
Fees:18.00 Taxes:925.00
20151001-0100088

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Azar Affiant Subscribed and sworn to before me, this 1st day of October, 2015. Catherine H Gwyn Notary Public My Commission Expires: 6-21-16

Address New Owner As Follows: Azar Parsa 856 Lakemont Drive Nashville, TN 37220	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 10606006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY A. FEATHERSTONE AND ANDREA L. FEATHERSTONE**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AZAR PARSA**, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A"

Being the same property conveyed to Larry A. Featherstone and wife, Andrea L. Featherstone, by deed from Donald M. Bonds and wife, Evelyn H. Bonds, of record in Book 8904, page 15, dated March 31, 1993, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by the Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Davidson County or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 106-06-0-069.00.

3. Matters shown on the Plan of record in Book 161, page 32, said Register's Office.

4. Easement(s) of record in Book 7842, page 874 and Book 7880, page 240, said Register's Office.

This is improved property known as: **711 Hill Avenue, Nashville, TN 37210**.

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of October, 2015.

Larry A. Featherstone

Larry A. Featherstone

Andrea L. Featherstone

Andrea L. Featherstone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry A. Featherstone, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2015.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)
My Comm. Expires June 21, 2016

Catherine H. Gwyn

Notary Public

My Commission Expires: 6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea L. Featherstone, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2015.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)
My Comm. Expires June 21, 2016

Catherine H. Gwyn

Notary Public

My Commission Expires: 6-21-16

619715.1/2015680

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit: Being a part of Lot No. 10 on the Map of the Cole Subdivision of Lot No. 1 of the Foster Land, of record in Book 161, Page 32, Register's Office for said County.

BEGINNING on the southerly margin of Hill Avenue at a point 125 feet east of the easterly margin of Cole Avenue; thence with said Hill Avenue, eastwardly 50 feet to the northwest corner of Lot No. 12 on the unrecorded plat of G. M. Hill's Subdivision; thence southwardly 125 feet to the corner of Lot Nos. 1, 10 and 11 on said unrecorded plat: thence westwardly 50 feet to a point in the northerly line of Lot No. 1 on the said unrecorded plat; thence northwardly 125 feet to the beginning.

Included in this conveyance are the following three easements which are of record in Book 7880. page 240, Register's Office. for Davidson County, Tennessee, and more particularly described as follows:

EASEMENT AREA NO. 1:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife. property: THENCE leaving said road and continuing along said common line, S 19 deg. 44' 39" W, a distance of 32.45 feet to a point situated in the front line of an existing building now encroaching on both properties: said point being the point of beginning; THENCE, continuing along said line and passing through said building, S 19 deg. 44' 39" W, a distance of 25.01 feet to a point situated in the rear line of said building: thence along the rear line of said building. N 74 degrees 23' 35" W. a distance of 4.04 feet to the southwest corner of said building; THENCE, along the westerly line of said building, N 15 deg. 36' 25" E, a distance of 25.03 feet to the northwest corner of said building; THENCE, along the front line of said building, 73 deg. 33' 06" E, a distance of 5° 94 feet to the point of beginning and containing 123.49 square feet or 0.0028 acres of land, more or less.

EASEMENT AREA NO. 2:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said property being a portion of the same property conveyed to R. R. Pearsall and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife, property; THENCE, leaving said road and continuing along said common line, S 19 deg. 44' 39" W. a distance of 79.11 feet to the point of beginning; THENCE, N 70 deg. 14' 28" W, a distance of 19.65 feet to a point situated on the westerly face of an existing building, S 19 deg. 44' 39" W, a distance of 19.26 feet to a point; THENCE, S 70 deg. 14' 28" W, a distance of 19.65 feet to a point in the common line between the Russell H. Smith property and the R. R. Pearsall property. THENCE, N 19 deg. 44' 39" E, a distance of 19.26 feet to the point of beginning and containing 378.46 square feet or 0.0087 acres of land, more or less.

EASEMENT AREA NO. 3:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to R. R. Pearsall, and wife, Bess D. Pearsall, of record in Book 6938, Page 684, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Commencing at a point situated in the southerly margin of Hill Avenue, said point being the common front corner of the Russell H. Smith property, of record in Book 5389, Page 325, and the aforementioned R. R. Pearsall and wife, property; THENCE, leaving said road and continuing along said common line, S 19 deg. 44' 39" W, a distance of 98.37 feet to a point situated in the front line of an existing building now encroaching on both properties, said point being the point of beginning; THENCE, continuing along said line and passing through said building, S 19 deg. 44' 39" W, a distance of 24.36 feet to a point situated in the rear line of said building; THENCE, along the rear line of said building, N 70 deg. 16' 31" W, a distance of 17.36 feet to the southwest corner of said building; THENCE, along the westerly line of said building, N 19 deg. 49' 50" E, a distance of 24.37 feet to the northwest corner of said building; THENCE, along the front line of said building, S 70 deg. 14' 28" E, a distance of 17.33 feet to the point of beginning and containing 422.64 square feet or 0.0097 acres of land, more or less.