STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $155,000.00 (One Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of October, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-3-15

(NOTARY SEAL)

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20150088661 DEEDWARR
Recvd: 10/19/15 10:21 2 pgs
Fees:13.00 Taxes:573.50
20151019-0105919

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Milad Mosaad and Demyana Gayed 1080 Blue Mountain Lane Antioch, TN 37013	Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	135140A21500CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **DENNIS R. MCGEHEE, UNMARRIED, AND DENNIS R. MCGEHEE, SOLE HEIR OF THE ESTATE OF MARY MCGEHEE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MILAD MOSAAD AND WIFE, DEMYANA GAYED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 215 on the Plan of the Final Plat of Pinnacle Point Subdivision Phase Five of record in Plat Book 8250, page 842, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis R. McGehee, unmarried, and Mary McGehee, unmarried by Warranty Deed from W.L. Bainbridge, Inc., a Tennessee Corporation of record in Book 11310, page 168, Register's Office for Davidson County, Tennessee. The said Mary McGehee having since died testate on April 2, 2012 with a Will, but the Will was not probated in Davidson County, Tennessee. Mary McGehee's interest in the subject property is vested in her sole beneficiary and sole heir-at-law, her son, Dennis R. McGehee. See Affidavit of Heirship of record in Instrument No. 20151019-0105918, said Register's Office.

Being also known as 1080 Blue Mountain Lane, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1080 BLUE MOUNTAIN LANE** **ANTIOCH, TN 37013**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 201509401 I

WITNESS, this 16th day of October, 2015

Dennis R. McGehee

Dennis R. McGehee, Heir of the Estate of Mary McGehee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of October, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dennis R. McGehee and Dennis R. McGehee, Heir to the Estate of Mary McGehee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of October, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____