TRANSFER TAX WAS PAID IN WILSON COUNTY, TENNESSEE.

BK/PG:1669/1314-1318
15566718

5 PGS : DEED	
JACQUE DILLARD 328139 - 15566718	
11/06/2015 - 09:14 AM	
VALUE	602000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2227.40
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2255.40

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

Davidson County DEEDWARRSP
Recvd: 11/23/15 09:52 5 pgs
Fees:27.00 Taxes:0.00
20151123-0118433

This instrument prepared by:
Alan McNabb
SunTrust Bank
303 Peachtree St., NE, 9th Floor
Atlanta, GA 30308

Name and Address of New Owner:
Mohammad Farhangi
15153 Lebanon Rd.
Old Hickory, TN 37258

Send Tax Bills To:
New Owner

Tax Map and Parcel No.:
052-007.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **SUNTRUST BANK**, a Georgia banking corporation, successor by merger to National Bank of Commerce, successor by merger to First Bank & Trust ("Grantor"), does hereby bargain, sell, transfer and convey unto **ABDOLREZA FARHANGI** and **MOHAMMAD FARHANGI**, individual residents of Tennessee (together, "Grantee"), the parcel or parcels of real estate situated in Wilson County, Tennessee and more particularly described on **Exhibit A**, including without limitation, all rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements (excluding without limitation the automated teller machine and any trade fixtures, security equipment, lighting, or signage used by the Seller in connection with its business operations at the Property) located on said real estate, and all of the Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real estate (collectively, the "Property"):

This conveyance is made subject to (i) the lien of real estate taxes for 2015, which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property (together, the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all appurtenances, estate, title and interest belonging to Grantee, its heirs, successors and assigns, forever.

Grantor covenants that it has full power and lawful authority to sell and convey the Property and it will warrant and defend the title against the lawful claims of all persons claiming the same by, through or under Grantee (except for the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 23rd day of October, 2015.

SUNTRUST BANK

By: Martha H. Byrd
Name: MARTHA H. BYRD
Title: FIRST VICE PRESIDENT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Martha H. Byrd, to me known (or proved to me on the basis of satisfactory evidence) to be the First Vice President of SunTrust Bank, a Georgia banking corporation, the within named Grantor, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

WITNESS my hand at office this 23rd day of October, 2015.

BHAUGPATTIE NARAINE
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jul 29, 2016

Notary Public

My Commission Expires: 7/29/16

STATE OF TN
COUNTY OF Wilson

The undersigned, **ABDOLREZA FARHANGI** and **MOHAMMAD FARHANGI**, individual residents of Tennessee, the herein Grantee, each hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $602,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. In addition, I acknowledge and agree that the Property shall be subject to the foregoing restrictions and covenants.

Subscribed and sworn to before me this 26th day of October, 2015.

Notary Public

My Commission Expires: 8.14.17

Abdol. Farhangi
ABDOLREZA FARHANGI

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this 26th day of October, 2015.

Notary Public

My Commission Expires: 8.14.17

MOHAMMAD FARHANGI

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-27817

Tract I:

Land in the 1st Civil District of Wilson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., surveyor, August 27, 1968, as follows: Beginning at a point in the northerly margin of Lebanon Road at the southeast corner of the Lee's Motel Property, thence with the northerly margin of said Road eastwardly 168 feet to a point, thence north 24°24' West 15 feet to the beginning of a curve, thence around said curve having a radius of 40 feet northeastwardly 62.09 feet to the westerly margin of Matterhorn Drive, thence with same north 22°32' west 145 feet to a point, thence South 66°40' west 124 feet to the eastern boundary line of said Lea's Motel Property, thence with the same southwardly 226 feet to the beginning, containing 0.75 of an acre, more or less.

Tract II:
A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows: Beginning at an iron pin on the north right-of-way line of Lebanon Road, a 70' road, southwestwardly 168 feet along the North right-of-way line from the west right-of-way line of Matterhorn Drive; thence,
1. With a line severing the Property of the Trustees of the Ragan-Smith-Murphy & Associates, Inc., profit sharing Plan and Trust Fund, as of record in Deed Book 6513, Page 198, Register's Office for Davidson County, Tennessee, N 25 deg. 29'00" W 60.25 feet to an iron pin set; thence,
2. N 00 deg. 58'03" w 156.52 feet to an iron pin set; thence,
3. N 64 deg. 31'00" E 27.48 feet to an iron pin; thence,
4. With the west boundary line of the property of the Bank of Mt. Juliet, as recorded in Deed Book 187, Page 95, Register's Office for Wilson County, Tennessee, S 00 deg. 58'03" E 222.74 feet to the point of beginning containing 4741 square feet or 0.11 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is 3,895 square feet conveyed to the State of Tennessee by Consent Judgment and Final Decree dated January 13, 1999 of record in Book 11352, Page 390, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to First Bank and Trust, a Tennessee banking association by Warranty Deed dated April 28, 1989 from First American National Bank, Nashville, Tennessee, successor bank to First Southern Bank and Bank of Mt. Juliet of record in Book 414, Page 570, Register's Office for Wilson County, Tennessee and filed in Book 7827, Page 795, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trigbore, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trigbore

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRIGBORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY