THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2216

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa Best Built Construction, Inc. 9418 Green Hill Circle Brentwood, TN, 37027	New Owner	081-06-0401.00

BILL GARRETT, Davidson County
Trans:T20150101603 DEEDQC
Recvd: 12/01/15 13:26 4 pgs
Fees:22.00 Taxes:0.00
20151201-0121102

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2015.

Notary Public

My Commission Expires: 8/23/16
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **HAMIDREZA PARSA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **HAMIDREZA PARSA, AS TO A FIFTY (50%) INTEREST, AND BEST BUILT CONSTRUCTION, INC., A TENNESSEE CORPORATION, AS TO A FIFTY (50%) INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly 13th Civil District of said County, being part of Lot Number 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said county, being Lot Number 3 on the map showing subdivision of the Conrad Santi property.

Beginning at a point in the Northerly Margin of Buchanan Street, 125 feet West of the Westerly Margin of 24th Avenue, North said point being the corner of Lots Numbers 2 and 3; thence with

the line between said two lots, Northwardly 150 feet to the Southerly line of Lot number 32; Thence with the Southerly line of said Lot, Westerly 50 feet to the corner of Lots 3 and 4; thence with the line between said two lots, Southwardly 150 feet to the Northerly Margin of Buchanan Street; thence with said street, Eastwardly 50 feet to the beginning. According to a survey made by John Kohl, Dated July 26, 1979.

Being the same property conveyed to Hamidreza Parsa, by Special Warranty Deed from CitiMortgage, Inc., by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services, dated October 26, 2015, of record in Instrument No. 20151030-0110550, Register's Office for Davidson County, Tennessee.

This is improved property located at: 2404 Buchanan Street, Nashville, TN 37208

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument is executed on behalf of Hamidreza Parsa, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Hamidreza Parsa on January 30, 2015, of record in Instrument No. 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 25th day of November, 2015.

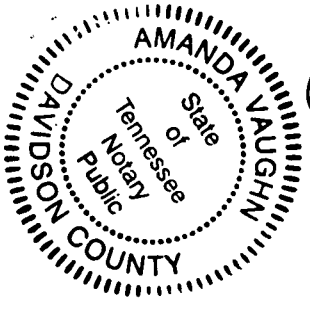
Hamidreza Parsa, by
C.M. Corr, his Attorney
in Facts

Hamidreza Parsa, by Christopher M. Corriveau, his Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hamidreza Parsa, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of November, 2015.



Amanda Vaughn
Notary Public

My commission expires: 8/23/2016

EXHIBIT "A"
To
Warranty Deed
Quitclaim Deed

FROM: Hamidreza Parsa

TO: Hamidreza Parsa, as to a fifty (50%) interest, and Best Built Construction, Inc., a Tennessee corporation, as to a fifty (50%) interest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

C. M. Corr
Chrisopher M. Corriveau, Affiant

Sworn to and subscribed before me this 25th day of November, 2015.

AMANDA VAUGHN
DAVIDSON COUNTY
State of Tennessee Notary Public

Amanda Vaugh
Notary Public
My Commission Expires: 8/23/2016