BILL GARRETT, Davidson County
Trans:T20150102340 DEEDQC
Recvd: 12/03/15 11:28 9 pgs
Fees:47.00 Taxes:0.00
20151203-0121917

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taghi Mohammadkhah Anica I. Mohammadkhah Anahita A. Mohammadkhah 1524 Puryear Place Brentwood, TN 37027	New Owner	118-4-241.00 091-9-098.00 119-5-331.00 119-5-169.00 118-4-240.00 119-6-166.00 119-6-263.00 133-12-178.00 105-12-028.00

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

Taghi Mohammadkhah
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2015.

I.M. Corriveau
Notary Public

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

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 **HOSSIEN MOHAMMADKHAH AKA HOSSEIN MOHAMMADKHAH** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **TAGHI MOHAMMADKHAH, ANICA I. MOHAMMADKHAH AND ANAHITA A. MOHAMMADKHAH, AS TENANTS IN COMMON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LEGAL DESCRIPTIONS ARE ATTACHED ON EXHBIT "B"

This instrument is executed on behalf of Hossein Mohammadkhah, by Taghi Hajiagha Mohammadkhah, pursuant to a Power of Attorney executed by Hossein Mohammadkhah on May 15, 1995, of record in Record Book 537, page 1228, Register's Office for Rutherford County, Tennessee and attached hereto as Exhibit "C". The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This property is not a marital residence of the Grantor 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 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 30th day of December, 2015.

GRANTOR

By: Hossein Mohammadkhah aka Hossien Mohammadkhah by Taghi Mohammadkhah his attorney in fact
Hossein Mohammadkhah aka Hossien Mohammadkhah,
By Taghi Hajiagha Mohammadkhah, 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 Taghi Mohammadkhah 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 Hossein Mohammadkhah aka Hossien Mohammadkhah, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

IN WITNESS WHEREOF, this the 2nd day of December, 2015.

M. Corriveau
Notary Public
My Commission Expires:

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"

FROM: **HOSSIEN MOHAMMADKHAH AKA HOSSEIN MOHHAMMADKHAH**

TO: **TAGHI MOHAMMADKHAH, ANICA I. MOHAMMADKHAH AND ANAHITA A. MOHAMMADKHAH, AS TENANTS IN COMMON**

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.

Taghi Hajiagha Mohammadkhah

Taghi Hajiagha Mohammadkhah, Affiant

Sworn to and subscribed before me this 2nd day of December, 2015.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: MAR. 7, 2017

C. M. Corriveau

Notary Public

My Commission Expires: _____

EXHIBIT "B"
LEGAL DESCRIPTIONS

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Grandview Heights, of record in Plat Book 161, page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Taghi Mohammadkhah, single, Hossien Mohammadkhah, single, as Joint Tenants with the Right of Survivorship, by Warranty Deed from Keith J. Bailey and wife, Elizabeth Lorene Bailey, dated July 22, 2004, of record in Instrument No. 20040728-0090459, as re-recorded in Instrument No. 20040909-0109193, Register's Office for Davidson County, Tennessee.

This is improved property located at 2310 Winford Avenue, Nashville, TN 37211

TRACT 2:
Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 97 on the Plat of T.M. Nalls subdivision of Lot Nos. 18, 19, 20, of the B.F. Cockrill Farm, as of record in Book 421, page 63, Register's Office for said County.

Said easterly part of said Lot No. 97 fronts 50 feet on the northerly side of Maxon Avenue, and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to Taghi Mohammadkhah and Hossien Mohammadkhah, by Warranty Deed from George W. Davidson, unmarried, dated May 19, 1999, of record in Book 11489, page 616, Register's Office for Davidson County, Tennessee.

This is improved property located at 5910 Maxon Avenue, Nashville, TN 37209

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Julia A. Joiner, of record in Plat Book 2, page 122, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Taghi Mohammadkhah, a single man, and Hossein Mohammadkhah, married, by Warranty Deed from Lee Ensley, Joseph E. Ensley, Jr. and Sheryl D. Murray, dated March 20, 2000, of record in Instrument No. 20000328-0031138, Register's Office for Davidson County, Tennessee.

This is improved property located at 313 Joyner Avenue, Nashville, TN 37210

TRACT 4:
Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 of Block No. 27 on the Map of the resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at the southwest corner of Elberta Street and the easterly margin of a 30-foot strip of land formerly used for street railway right-of-way which runs parallel with Nolensville Road; thence with the east margin of said strip, southwardly 113 feet to the northwest corner of the property owned by Louise Falk Seabury her deed being of record in Book 1212, page 239, said Register's Office; thence with Seabury's north line eastwardly 100 feet; thence northwardly 113 feet, more or less to the southerly margin of Elberta Street; thence with the southerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Taghi Mohammadkhah and Hossein Mohammadkhah, by Special Warranty Deed from John T. Dugger, Jr. and Keith A. Dugger, dated August 6, 1996, of record in Book 10149, page 42, Register's Office for Davidson County, Tennessee.

This is improved property located at 2508 Nolensville Road, Nashville, TN 37211

TRACT 5:
Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the easterly side of Winford Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Hossien Mohammadkhah, by Warranty Deed from Josephine H. Hooper, a single person, dated November 8, 1991, of record in Book 8482, page 917, Register's Office for Davidson County, Tennessee.

This is improved property located at 2308 Winford Avenue, Nashville, TN 37211

TRACT 6:
Land in Davidson County, Tennessee, being Lot No. 15 on the Re-Subdivision of Lots Nos. 13, 14 and 15 of Rosewood Estates, Section I, as of record in Book 5190, page 17, register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hossein Mohammadkhah, unmarried, by Warranty Deed from Metropolitan Federal Savings and Loan Association, dated July 9, 1990, of record in Book 8148, page 865, Register's Office for Davidson County, Tennessee.

This is improved property located at 109 Glenrose Circle, Nashville, TN 37211

TRACT 7:
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Rosewood Estates, Section I, of record in Book 4955, page 29, Register's Office for said County.

Said Lot No. 12 fronts 45.07 feet on the westerly side of Glenrose Circle and runs back between lines, 136.62 feet on the southerly side and 67.88 feet on the northeasterly side to a broken line in the rear on which it measures a total of 171.16 feet.

Being the same property conveyed to Hossein Mohammadkhah, by Warranty Deed from Brenda Kay Todd Wilson, married, dated August 16, 1993, of record in Book 9076, page 819, Register's Office for Davidson County, Tennessee.

This is improved property located at 104 Glenrose Circle, Nashville, TN 37206

TRACT 8:
Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the southwesterly margin of Dawn Drive and extends back 227.20 feet on the northwesterly line and 208.30 feet on the southeasterly line to a broken line in the rear, measuring 64.97 feet thereon.

Being the same property conveyed to Hossein Mohammadkhah (55%), Hassamedin Mohammadkhah (15%), Manijeh Mohammadkhah (15%), Samad Landjanipoor (15%), by Warranty Deed from E. M. Culver, and wife, Avolyn P. Culver, dated March 22, 1991, of record in Book 8321, page 566, Register's Office for Davidson County, Tennessee.

This is improved property located at 417 Dawn Drive, Nashville, TN 37211

TRACT 9:
Land in the Sixth District of Davidson County, Tennessee, being Lot No. 1 on the plan of Goodrich Property, as of record in Book 27, page 578, Register's Office for said County; being Lot No. 11 on the South Park Land Company's Subdivision of said Lot No. 1, Not of record, and also shown on, but not a part of the Plan of Transpo Center, Section I, as of record in Book 4660, page 116, said Register's Office, and described as follows: Beginning at a point on the northeasterly margin of Nolensville Road, said point being the southwesterly corner of Lot No. 1 on the Plan of Transpo Center, Section I, of record in Book 4660, page 116, said Register's Office; thence North 43° 33' east a distance of 134 feet to a point; thence north 46° 27' west a distance of 75.0 feet to a point; thence south 43° 33' a distance of 134 feet to a point on the northeasterly margin of Nolensville Road; thence with said margin south 46° 27' east a distance of 75.0 feet to the point of beginning.

Being the same property conveyed to Hossein Mohammadkhah et ux Tayebeh Mohammadkhah, by Warranty Deed from Margaret Ann Kosloff, a single person, dated October 31, 1986, of record in Book 7029, page 964, Register's Office for Davidson County, Tennessee.

This is improved property located at 2000 Nolensville Road, Nashville, TN 37211

EXHIBIT "C"

Record Book
537 Pg 1228

This Instrument Prepared By:*
Richard E. Norman, Jr., Atty.
4220 Nolensville Road
Nashville, TN. 37211
(615) 834-4300

*from information furnished by the parties

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

This power of attorney shall not be affected by subsequent disability or incapacity of the principal.

That I, HOSSEIN HAJIAGHA MOHAMMADKHAH, of 5817 Robertson Avenue, City of Nashville, County of Davidson, State of Tennessee 37209, a resident of the United States, have made, constituted and appointed, and by these presents do make, constitute and appoint TAGHI HAJIAGHA MOHAMMADKHAH, of 5817 Robertson Avenue, City of Nashville, County of Davidson, State of Tennessee 37209, my true lawful attorney, for me and in my name, place and stead to do, sign or perform in my name, place and stead any act, deed, matter or thing whatsoever that ought to be done, signed or performed, or that, in the opinion of the attorney in fact, ought to be done, signed or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as I could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein;

1. Ask, demand, sue for, collect and receive all sums of money, dividends, interest, payments on account of debts and legacies and all property now due or which may hereafter become due and owing to me, and give good and valid receipts and discharges for such payments;

2. To sell, assign and transfer stocks and bonds and securities standing in my name or belonging to me; to buy and sell securities of all kinds in my name and for my account and at such prices as shall seem good to him;

3. To sign, execute, acknowledge and deliver in my name

all transfers and assignments of securities;

4. To borrow money and to pledge securities for such loans if in the judgment of my attorney such action should be necessary;

5. To consent in my name to reorganizations and mergers, and to the exchange of securities for new securities;

6. To manage real property, to sell, convey and mortgage realty, to foreclose mortgages and to take title to property in my name if he thinks proper, and to execute, acknowledge and deliver deeds of real property, mortgages, releases, satisfactions and other instruments relating to realty which he considers necessary;

7. To place and effect insurance;

8. To do business with banks, and particularly to endorse all checks and drafts made payable to my order and collect the proceeds;

9. To sign in my name, checks on all accounts standing in my name, and to withdraw funds from said accounts, to open accounts in my name or in his name as my attorney-in-fact;

10. To make such payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of my affairs;

11. To retain counsel and attorneys on my behalf, to appear for me in all actions and proceedings to which I may be a party in the Courts of Tennessee or any other state in the United States, or in the United States Courts, to commence actions and proceedings in my name if necessary, to sign and verify in my name all Complaints, Petitions, Answers and other Pleadings of every description;

12. To make and verify income tax returns, and to represent me in all income tax matters before any office of the Internal Revenue Service, within the limitations of the applicable Revenue Rulings and Procedures;

13. Request, receive and review any information, verbal or written, regarding my personal affairs or my physical or mental

health, including legal, medical and hospital records, execute any releases or other documents that may be required in order to obtain such information, and disclose such information to such persons, organizations, firms or corporations as my attorney in fact shall deem appropriate; and

Hereby giving and granting to my said attorney full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorneys and may do pursuant to this power.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of MAY, 1995, at Nashville, Tennessee.

Hossein Hajiagha Mohammadkhah

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named HOSSEIN HAJIAGHA MOHAMMADKHAH, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, on this the 15th day of MAY, 1995.

ELAINE [illegible]
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 1-24-97

Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 442931 Instrument 1364927
Rec'd: 15.00 NBk: 81 Pg 283
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 8/29/2005 at 1:24 PM
Total: 17.00 in Record Book
537 Pages 1228-1230