BILL GARRETT, Davidson County
Trans:T20150103688 DEEDWARR
Recvd: 12/08/15 13:51 3 pgs
Fees:18.00 Taxes:1406.00
20151208-0123569

This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant
Sworn to and Subscribed before me on this the 30th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 7-24-19

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

| Address of New Owners | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Farzin Ferdowsi | Same | 034 09 0 098.00 |
| 1728 Gen. George Patton Dr. # 200 | | |
| Brentwood, TN 37027 | | |

# 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, **Amir Abaskhron, Adel Gayed, and TENNESSEE OPERATIONS, LLC, a Florida Limited Liability Company**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Farzin Ferdowsi,** hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 43, 44 and 45, Block "A" on the Plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and described as follows:

Beginning at an iron pin in the northerly margin of Shakespeare Avenue, the common corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 43.5 feet to an iron pin; thence north 71 deg. 17' west 64.6 feet to an iron pin in the easterly margin of Gallatin Pike or Highway 31 E as widened; thence

with the margin of the same south 18 deg. 55' west 66.33 feet to the beginning of a curve; thence around said curve southeastwardly 20.44 feet to an iron pin in the northerly margin of Shakespeare Avenue; thence with the margin of the same eastwardly 76.88 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42 of Block "A" on the plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Amir Abaskhron and Adel Gayed and Hany Abskhroun by Warranty Deed from Ronald A. Hasty and wife, Linda Crook Hasty of record in Instrument 200505170055370, dated 05/11/2005; and being further conveyed to Tennessee Operations, LLC, a Florida limited liability company by Quit Claim Deed dated 04/07/2014 from Hany Abskhroun of record in Instrument 201404170032454, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

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, his heirs and assigns, forever; and we do covenant with the said Grantees 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 except for (1) 2016 Davidson County Taxes which are a lien but not yet due and payable; (2) Subject to any and all matters as set forth per Plat Book 421, Page 123, said Register's Office; (3) Subject to Property Modification of record in Instrument 200801290009220, said Register's Office; and (4) Subject to right-of-way for public road(s).

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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of November, 2015.

**Amir Abaskhron**

**Adel Gayed**

**Tennessee Operations, LLC**

**By: Hany Abskhroun**
**Its: Managing Member**

**STATE OF FLORIDA**
**COUNTY OF HERNANDO**

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hany Abskhroun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **TENNESSEE OPERATIONS, LLC, a Florida limited liability company**, the within named bargainor, a limited liability company, and that such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer).

Witness my hand, at office, this 3rd day of December, 2015.

NOTARY PUBLIC
My commission expires: 2-5-17

CHERYL ROE
MY COMMISSION EXPIRES February 5, 2017
#EE 863340
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Amir Abaskhron**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of December, 2015.

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Adel Gayed,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of December, 2015.

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY