BILL GARRETT, Davidson County
Trans:T20150107564 DEEDWARR
Recvd: 12/21/15 13:59 3 pgs
Fees:18.00 Taxes:636.40
20151221-0128057

File # 15-11-15194
Box 26b

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Mehdi Razzaghi	{New Owner	}07204012900 }
{3819 Inglewood Circle N	{	} }
{Nashville, TN 37216	{	} }
{	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Deborah Lynn Steidl, Administratrix of the Estate of Ada Kritsch, Deborah Lynn Steidl, Individual and Sherry Dianne Fariss, Individual (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Mehdi Razzaghi, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 6 of block "E" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 6 fronts 68 feet 9 inches on the northwesterly side of Inglewood Circle North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John R. Kritsch and wife, Ada L. Kritsch by deed from R. J. Bozman and wife, Maxine Bozman of record in Book 6153, page 311, said Register's Office for Davidson County, Tennessee. John R. Kritsch having predeceased Ada L. Kritsch. Ada L. Kritsch a/k/a Ada Lavergne Kristch having died intestate leaving daughters Deborah Lynn Steidl and Sherry Dianne Fariss as her only heirs-at-law as established by Probate File 15P1492, Probate Clerk's Office for Davidson County, Tennessee. An Affidavit of Heirship for the Estate of Ada Kritsch is being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matter as shown on Plat Book 1130, page 1, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 3819 Inglewood Circle N, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $172,000.00.

Affiant

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

Notary Public

Commission Expires: 1-6-19

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of December, 2015.

The Estate of Ada Kritsch

By: Deborah Lynn Steidl
Deborah Lynn Steidl, Administratrix

Deborah Lynn Steidl, Individual

Sherry Dianne Fariss, Individual

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah Lynn Steidl with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administratrix of the Estate of Ada Kritsch, and that she as such Administratrix executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by herself as Administratrix.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah Lynn Steidl with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sherry Dianne Fariss with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017