Davidson County DEEDWARR
Recvd: 12/31/15 09:30 5 pgs
Fees:28.00 Taxes:740.00
20151231-0131406

WARRANTY DEED

File#: AB-TN-6306

MAIL RECORDED DEED TO:

AHMAD R. RASTI
2104 N ASHFORD CT.
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

AHMAD R. RASTI
2104 N ASHFORD CT.
NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUCE B. KARCHER and CHRISTINE Q. KARCHER, husband and wife (herein, "Grantor"), whose address is 2104 N Ashford Ct., Nashville, TN 37214, hereby sells, transfers and conveys to AHMAD R. RASTI, an unmarried man (herein, "Grantee"), whose address is 2104 N Ashford Ct., Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2104 N Ashford Ct., Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 108-12-0B-060.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 29th day of December, 2015.

GRANTOR:

Bruce B. Karcher

Bruce B. Karcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bruce B. Karcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December 2015.

[Affix Notary Seal]

MATTINE Y. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 3, 2016

GRANTOR:

Christine Q. Karcher

Christine Q. Karcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christine Q. Karcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December 2015.

[Affix Notary Seal]

MATTINE Y. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 3, 2016

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

GRANTEE

Grantee signature Ahmad R. Rasti
Ahmad R. Rasti

Subscribed and sworn to under oath before me, this 29th day of December, 2015

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 3, 2016

[Affix Notary Seal]

MATTINE Y. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT A

[Legal Description]

BEING LOT NO. 122 ON THE PLAN OF PHASE 1-A, SECTION TWO, HARBORVIEW, OF RECORD IN PLAT BOOK 6900, PAGES 756, 757, AND 758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20030904-0128718 on September 4, 2003.

PIN NO: 108-12-0B-060.00-CO

STREET ADDRESS:

2104 N Ashford Ct., Nashville, TN 37214

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker** , a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17

Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2017
PEARL RIVER COUNTY