THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115980**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $169,900.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pejhman Ehsani and Eugenia Ehsani 2506 SLEEPY HOLLOW DR Nashville TN 37217-3516	New Owner	Tax Parcel ID No. 14903002000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek Hawkins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pejhman Ehsani and Eugenia Ehsani, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 410, SECTION 6, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3700, Pages 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from James Potterbaum to Derek Hawkins, as recorded on the 3rd day of November, 2015 in Instrument No. 20151103-0111651; Warranty Deed from Derek A. Hawkins to James Potterbaum, as recorded on the 1st day of September, 2011 in Instrument No. 20110901-0068022 and Warranty Deed from Thomas Joseph Bukovac, unmarried to Derek A. Hawkins, unmarried, as recorded on the 23rd day of April, 2002 in Instrument No. 20020423-0050015, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, EDGE-O-LAKE ESTATES, as recorded in Plat Book 3700, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3908, Page 161.

This is improved property located at 2506 SLEEPY HOLLOW DR Nashville, TN 37217-3516.

BILL GARRETT, Davidson County
Trans:T20160000661 DEEDWARR
Recvd: 01/05/16 09:12 2 pgs
Fees:13.00 Taxes:628.63
20160105-0000718

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2015.

Derek Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Hawkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2015.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018