BILL GARRETT, Davidson County
Trans:T20160026417 DEEDWARR
Recvd: 04/01/16 10:44 2 pgs
Fees:13.00 Taxes:925.00
20160401-0030947

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1399

+ RETURN TO:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael's Auto Sales, LLC 2503 Dickerson Pike Nashville, TN 37207	New Owner	106-03-0-022.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Osman Hekmat and wife, Fatemeh Hekmat,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael's Auto Sales, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:
Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

Beginning at a point in the West right-of-way of Spence Lane, approximately 100 +/.feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis, thence South with the right-of-way of Spence Lane, following a curve to the left, having a radius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07"East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 6 on the Trabue Lands, as of record in Minute Book I, pages 190 and 191, in the United States Circuit Court at Nashville, Tennessee, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee; thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from Jamie Harding Lewis, et al., of record in Book 5728, page

399, Register's Office for Davidson county, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from R. O. Rollins, Sr., et ux., of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence Lane; thence northwardly along the westerly margin of Spence Lane, 30.45 feet, more or less, to a point, the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

Being the same property conveyed to Osman Hekmat and wife, Fatemeh Hekmat by Quitclaim Deed from Amir Hassan Nejad, dated March 12, 2014, recorded March 20, 2014, of record in Instrument No. 20140320-0023074, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Osman Hekmat and Fatemeh Hekmat, together, a two-thirds (2/3) interest and Amir Hassan Nejad, a one-third (1/3) interest by Special Warranty Deed dated August 30, 2007, recorded September 5, 2007, of record in Instrument No. 20070905-0106722, said Register's Office.

This is improved property located at: **1445 Elm Hill Pike, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190 and 191, of the United States Circuit Court at Nashville, Tennessee. (4) All matters appearing on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee. (5) All matters appearing on and described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105. (6) Deed of Conveyance for sanitary sewer of record in Book 7542, page 354, Register's Office for Davidson County, Tennessee and (7) other matters of public 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 GRANTEES, their 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2016.**

GRANTOR(S)

Osman Hekmat

Fatemeh Hekmat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Osman Hekmat and Fatemeh Hekmat** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **March, 2016.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017