This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/18/16 13:45 2 pgs
Fees:13.00 Taxes:1332.00
20160518-0049713

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of May, 2016, by and between Willie Robertson and Candace Robertson, husband and wife, party of the first part, and Saeid Hamidy, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 6, on the map of a subdivision of Lot No. 6 on the Plan of the Eppie Cunningham lands, and an 8 acre tract, marked " Nancy A. Garrett", on said Plan, as of record in Book 58, Page 56, Register's Office for said county, described according to a survey made by Erle Drake, County Surveyor, August 6, 1935, as follows:

Beginning at a point on the northeasterly margin of Dickerson Pike, being the northeast corner of the property conveyed to Lealand S. Capshaw and wife, by deed from Henry E. Gentry and wife, of record in Book 1877, Page 489, said Register's Office, thence with the southeasterly margin of said Pike, north 59 degrees, 45 minutes east, 255 feet, more or less, to the northwest corner of Lot No. 4 of said Plan; thence with the line between said lots Nos. 4 and 6, south 3 degrees, 30 minutes west, 372 feet to the northeast corner of Lot No. 5 on said Plan; thence with the line between said lots Nos. 5 and 6 south 88 degrees 30 minutes west 226 feet, more or less, to said Capshaw's southeast corner; thence with said Capshaw's easterly line northwardly 245 feet to the beginning.

Being all or part of the same property conveyed to Willie Robertson and Candace Robertson by virtue of that certain Warranty Deed dated September 23, 2014, at Instrument No. 20140930-0090103 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 58, Page 58 in said Register's Office, Tennessee; 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(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Willie Robertson

Candace Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Willie Robertson and Candace Robertson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Saeid Hamidy
609 Sunnybrook Dr
Brentwood, TN 37027

Tax Parcel No 03300011200

Property Address: 1226 S Dickerson Road
Goodlettsville, TN 37072

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $360,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019