WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044506 DEEDWARR
Recvd: 05/26/16 11:28 2 pgs
Fees:13.00 Taxes:49.95
20160526-0053106

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kudzu Real Estate, Inc	Kudzu Real Estate, Inc.	Parcel ID:
203 Point East Dr.	203 Point East Drive	07009008400
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ali Reza Nouri and spouse, Maryam Rivaz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kudzu Real Estate, Inc

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:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 61, on the map of Bordeauxmont, a division of the J.E. Curtis Hill at Bordeaux, not of record, described as follows:

Beginning at a point in the center line of Curtis Avenue 255 feet west of the westerly margin of the Terrace Avenue, being the northwest corner of the land conveyed to William H. Harrison and wife, by Deed of record in Book 1391, Page 296, Register's Office for said County thence along Harrison's line, southwesterly 175 feet to a point; thence easterly, parallel to the center line of Curtis Avenue, 75 feet to a point on the westerly margin of Terrace Avenue; thence leaving Terrace Avenue, northeasterly 175 feet to the center line of Curtis Avenue, being 180 feet west of the westerly margin of Terrace Avenue; thence with the center line of Curtis Avenue, westerly 75 feet to the beginning.

BEING the same property conveyed to Ali Reza Nouri and Maryam Rivaz by deed from Darcell J. Fletcher and Doyle Cammon as Trustee for the Stephen L. Cammon, with full power to mortgage, sell, convey and encumber without joinder of the third party beneficiary, of record in Instrument 20080819-0085087, dated August 15, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3205 Curtis Street, Nashville, TN 37218

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

Witness our hands this 25th day of May, 2016.

Ali Reza Nouri

Maryam Rivaz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ali Reza Nouri and Maryam Rivaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.