BILL GARRETT, Davidson County
Trans:T20160048416 DEEDWARR
Recvd: 06/08/16 11:39 3 pgs
Fees:18.00 Taxes:870.32
20160608-0057878

THIS DOCUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	The actual consideration for this transfer is $ 235,221.40. Bryan Howard Affiant Subscribed and sworn to before me, this 6th day of June, 2016. Notary Public My Commission Expires: 05/05/2020

CYNTHIA L. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey J. Zander, Trustee and Shervin Eftekhari P.O. Box 50559 Nashville, TN 37205	SAME	103-01-0-027.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey J. Zander, Trustee of the Toxaway Real Estate Trust, hereinafter called the Grantor, for the purpose of transferring a 10% undivided interest in the Grantor's ownership interest in the subject real property, has bargained and sold, and by these presents does transfer and convey unto Shervin Eftekhari, and to his successors, with full power to sell, transfer, mortgage and convey, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, a 10% undivided interest in the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot 1, as shown on the map entitled Resubdivision of the Rosenblum Tract, of record in Book 5210, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey J. Zander, Trustee of the Toxaway Real Estate Trust by Warranty Deed from Richland Center LLC, dated February 24, 2015, of record at Instrument No. 20150227-0017070 in the Register's Office of Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to any matters of record.

This is improved property known as 6213 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 2016.

TOXAWAY REAL ESTATE TRUST

By: _____
Jeffrey J. Zander, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey J. Zander, Trustee of the Toxaway Real Estate Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Toxaway Real Estate Trust, the within named bargainor.

WITNESS my hand this 6 day of June, 2016.



Amanda Andrews
Notary Public

My Commission Expires: 9-10-18