Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160067932 DEEDWARR
Recvd: 08/05/16 15:04 2 pgs
Fees: 13.00 Taxes: 1480.00
20160805-0081639

Address of New Owner:	Send Tax Bills to:	Tax Information
Saman Saadat 14072 Old Hickory Boulevard Antioch, TN 37013	New Owner	182-00-0-189.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Wayne Gonsalves and wife, Kimberly Gonsalves,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Saman Saadat, a single man** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the Terry L. Kemp property described in Book 9142, Page 880, Register's Office for said Davidson County, Tennessee described as follows:

Beginning at the Northwest corner intersection of Petus Road an Old Hickory Boulevard, thence with the Northerly margin of Old Hickory Boulevard, Northwesterly 933.49 feet to the true point of beginning thence North 01 degrees 34 minutes 33 seconds West 632.90 feet to a point; thence South 86 degrees 57 minutes 36 seconds East 361.04 feet to a point; thence South 9 degrees 17 minutes 24 seconds East 140.1 feet to a point; thence South 14 degrees 45 minutes 18 seconds West 126.83 feet to a point; Thence South 83 degrees 26 minutes 01 seconds West 39.61 feet to a point; thence South 4 degrees 42 minutes 42 seconds West 400.59 feet to a point; thence with a curve to the left, said curve having a radius of 3600.00 feet; a distance of 109. feet to a point; thence North 80 degrees 30 minutes 25 seconds West 191.39 feet to the true point of beginning, containing 217,802 square feet or 5.0 acres, more or less.

Being the same property conveyed to Richard Wayne Gonsalves and wife, Kimberly Ruth Gonsalves by Warranty deed from Bonnie Ray Kemp and wife, Ruth E. Kemp of record in Instrument No. 20120620-0054171 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 20, 2012. (Value of consideration shown in aforementioned deed $337,000.00.) Being also known as 14072 Old Hickory Boulevard Antioch, Tennessee 37013.

This property is improved property known as 14072 Old Hickory Boulevard, Antioch, TN, 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 29th day of July, 2016.

Richard Wayne Gonsalves

Kimberly Gonsalves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Wayne Gonsalves and Kimberly Gonsalves** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of July, 2016.

Notary Public

My Commission expires: 9.19.18

FILE NO: 2016064546

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON