THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/16/16 15:03 5 pgs
Fees:28.00 Taxes:1110.00
20160816-0085513

28802-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mohsen Sarfehjoo 499 Beauchamp Circle Franklin, TN 37067	New Owner	084-15-0-101-00

WARRANTY DEED

For and in consideration of the sum of Ten ($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, the undersigned, **WILLIAM H. LIGHTFOOT and TRUDY P. LIGHTFOOT, husband and wife** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MOHSEN SARFEHJOO, a married man** (hereinafter referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Two tracts or parcels of land in Davidson County Tennessee, being described as follows, to wit:

Tract 1

BEING Lot No. 57 on the Plan of Castlewood Estates, Section 1, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee.

INCLUDED in but EXCLUDED from the said Lot 57 is the Property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4210, Page 305, Register's Office for said County, being described as follows, to wit:

A strip or parcel of land in the 14th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 57 on the Plan of Section I, Castlewood Estates, as of record in Book 2331, Pg. 72, Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government known as State of Tennessee, Project No. 19076-2306-04 Briley Parkway.

BEGINNING at a point at the present North margin of Revere Place at the corner of Lots 57 and 58; thence, northwardly 10 feet in the line between said Lots to a point on the new relocated North margin of Revere Place; thence, eastwardly 144.7 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin to a point; thence, North 79° 13' 50" East 29.0 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin of Revere Place to

the beginning of a curve that has a 25-foot radius; thence, northeasterly 39.3 feet along the arc of said curve to a point on the present West margin of Blue Hills Court; thence, South 10° 46' 10" East 10 feet along the present West margin of Blue Hills Court to the beginning of a curve that has a 25-foot radius; thence, southwesterly 39.3 feet along the arc of said curve to a point in the present North margin of Revere Place; thence, with the margin of the same, westerly 178.2 feet to the point of BEGINNING and containing 2,200 square feet, more or less.

Tract 2

LAND in Davidson County, Tennessee, being the remaining parts not used for Right-of-Way of Briley Parkway of Lots Nos. 58 & 59 on the Plan of Section 1, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for said County and described together as follows:

BEGINNING at a point on the line between Lots Nos. 57 & 58 on said Plan. Said point being on the new relocated North margin of Revere Place which is 10 feet from and parallel to the Old North margin of Revere Place; thence, North 18° 54' 58" East 123.3 feet along said line to a common point of Lots Nos. 56, 57 & 58; thence, North 35° 15' 32" West 212.9 feet along the lines of Lots Nos. 55, 56, 58 & 59 to a point on the East right-of-way line of Briley Parkway; thence, South 2° 26' 57" East 270.38 feet along the East right-of-way line of Briley Parkway to a point; thence continuing 17.2 feet along said right-of-way line to a point on the new relocated North margin of Revere Place; thence, South 74° 05' West 74.22 feet along the above described new relocated North margin of Revere Place to the point of BEGINNING.

BEING all of the same property conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot by Deed dated April 1, 1983 from Michael S. Kaszyski and wife, Dorothy G. Kaszyski, of record in Book 6031, Page 733, Register's Office for Davidson County, Tennessee, and by Installment Deed, dated November 13, 1987 from Irene H. Anzengruber, a widow, of record in Book 7412, Page 413, said Register's Office.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of August, 2016.

William H. Lightfoot

Trudi P. Lightfoot by William H. Lightfoot, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Lightfoot, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of August, 2016.

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William H. Lightfoot, 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 Attorney-in-Fact for Trudy P. Lightfoot, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Trudy P. Lightfoot for the purpose therein contained, by signing the name of Trudy P. Lightfoot by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2016.

Notary Public
My commission expires: _____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this
16th day of August, 2016.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

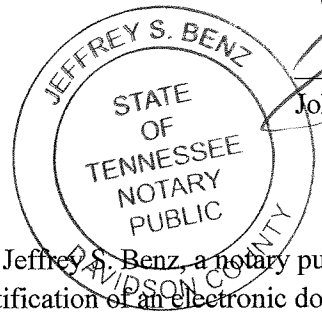
2. Taxes for the year 2016 and subsequent years, not yet due and payable.

3. Subject to all Matters shown on the Plan of record in Plat Book 2231, Page 72, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4869, Page 532, said Register's Office.

5. Restrictive Covenant for Detached Structure, of record in Instrument No. 20040527-0062780, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019