BILL GARRETT, Davidson County
Trans:T20160075748 DEEDWARRSP
Recvd: 08/30/16 13:39 3 pgs
Fees:18.00 Taxes:660.45
20160830-0090813

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Arash Gholizadeh
3710 Murphy Road
Nashville, TN 37209

SEND TAX BILL:
Arash Gholizadeh
3710 Murphy Road
Nashville, TN 37209

MAP AND PARCEL:
12809003300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 178,500.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10/12/19

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Carl D. Shartner,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-68, has this day bargained and sold, and do hereby transfer and convey unto **Arash Gholizadeh**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 7729 Indian Springs Drive, Nashville, TN 37221.

And now **Peggy D. Mathes, Administrator of the Estate of Carl D. Shartner,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Arash Gholizadeh**, his/her/their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular 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 August, 2016.

Estate of Carl D. Shartner

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Carl D. Shartner,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-68. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2016.

Ann B Waddell

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-074

Being Lot No. 42 on the plan of B. V. 1776 Estates of record in Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl D. Shartner, a single man, by deed from Perryman Construction Co., Inc. dated 9/25/78, of record in Book 5343, page 645, Register's Office for Davidson County, Tennessee. Carl D. Shartner died on 11/12/15. The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-68, declared the Estate of Carl D. Shartner insolvent and so ordered the property be brought into the probate estate and sold at public auction by Peggy Mathes as Administrator.

This conveyance is subject to 2016 taxes prorated and assumed by the Grantee.
Subject to all matters as set out on the plan of record in Book 5050, page 76, said Register's Office.
Subject to the restrictive covenants as set out in Book 5172, page 237, said Register's Office.
Subject to Public Utilities Easement a set out in Book 10232, page 317, said Register's Office.
This property is being sold as is.