BILL GARRETT, Davidson County
Trans:T20160077275 DEEDWARRSP
Recvd: 09/02/16 12:47 4 pgs
Fees:23.00 Taxes:3700.00
20160902-0092630

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North, Ste 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Farzin Ferdowsi 1728 General George Patton Dr. Suite 200 Brentwood, TN 37027	Farzin Ferdowsi 1728 General George Patton Dr. Suite 200 Brentwood, TN 37027	Map/Parcel 175-00-0-036.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Saeed Sassan, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Farzin Ferdowsi, a Tennessee resident, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property commonly known as 12757 Old Hickory Boulevard, Antioch, Davidson County, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2016 and subsequent years, a lien but not yet due and payable.

2. Perpetual Easement for Highway Purposes to the State of Tennessee, of record in Book 4097, Page 500, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement by and between Saeed Sassan and Metropolitan Government of Nashville and Davidson County, as recorded at Instrument No. 20030114-0005588, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictive Covenants of record at Instrument No. 20041214-0148706, in the Register's Office of Davidson County, Tennessee.

5. Lease and possessory interest in said property held by Auto Central, LLC, a Tennessee limited liability company, as Tenant, together with the rights and obligations of Auto Central, LLC under such lease.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise.

Whenever 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 1 day of September, 2016.

Saeed Sassan By: _____ POA

Saeed Sassan, by Homayoun Aminmadani as Attorney-in-Fact under Limited Power of Attorney to Sell Real Property, recorded at Instrument No.: 20160902-0098629, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Homayoun Aminmadani as Attorney-in-Fact for Saeed Sassan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as said Attorney-in-Fact for Saeed Sassan.

Witness my hand and official seal in Nashville, Tennessee this 1 day of September, 2016.

_____
Notary Public

My Commission Expires: 7-24-19

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $1,000,000.00

Affiant

Sworn to and subscribed before me this 1 day of September, 2016.

Notary Public

My Commission Expires: 7-24-19

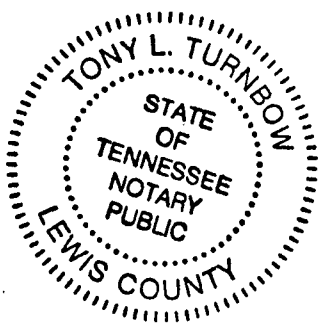


EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the Easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6° 22' West 150 feet from the North line of the 38 acre tract conveyed to Edward Caldwell by deed from Robert Lusk and wife, of record in Book 1139, Page 5, of the Register's Office for said County, being the Northwest corner of a 2 acre tract excluded from the deed of said Edward Caldwell; thence with the Easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6° 22' West 335 feet, more or less, to a point; continuing with said Boulevard in a Southwesterly direction and on a 3° curve 165 feet, more or less, to a point, in all 500 feet, more or less, to the Southwest corner of a 3 acre tract conveyed to Robert Lusk by Deed from Edward Caldwell, of record in Book 1148, Page 493, said Register's Office; thence South 88° 35' East 450 feet, more or less, to a point, the Southeast corner of said 3 acre tract; thence North 6° 22' East, passing the Northeast corner of said 3 acre tract at 300 feet, in all 500 feet to a point, the Northeast corner of said 2 acre tract; thence North 88° 35' West 435 feet to the point of beginning, containing 5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed by Deed of record in Book 5937, Page 626, Register's Office of Davidson County, Tennessee:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson Engineers, on October 12, 1963, as follows:

Beginning at an iron pin located in the East margin of Hobson Pike-Old Hickory Blvd., the common front corner of the land herein described and the Hadley property as shown on said survey; thence South 88° 35' East 435.0 feet to an iron pin; thence South 6° 22' West 167.5 feet; thence North 88° 35' West 435.0 feet to an iron pin in the East margin of Hobson Pike-Old Hickory Blvd., thence North 6° 22' East 167.5 feet to the point of beginning, containing 1.67 acres.

Being the same property conveyed to Saeed Sassan, by Warranty deed from 101 Construction Company, a Tennessee Corporation, of record at Instrument No. 20020110-0004286, Register's Office of Davidson County, Tennessee.