BILL GARRETT, Davidson County
Trans:T20160091020 DEEDWARR
Recvd: 10/14/16 16:15 2 pgs
Fees:13.00 Taxes:259.00
20161014-0109126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2016.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: My Comm. Expires September 10, 2018

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mojtaba Rabiei 9400 Abbie Glen Circle Brentwood, TN 37027	Mojtaba Rabiei 9400 Abbie Glen Circle Brentwood, TN 37027	043-14-0-004.00 043-14-0-005.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DARRELL EUGENE COLLINS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MOJTABA RABIEI

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1

Land in the Eleventh Civil District of Davidson County, Tennessee, and being the eastern half of Lot No. 10 of Opha R. Bixler Subdivision, not of record, described as follows:

Said half of Lot 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Tract 2:

Land in the Eleventh Civil District of Davidson County, Tennessee and being Lot No. 11 on the plan of Opha R. Bixler Subdivision, not of record, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at a point 120 feet west of the westerly margin of Hankins Street, the corner of Lots 11 and 12 of the Opha R. Bixler Subdivision, not of record, thence with the line between said two lots, northwardly 200 feet to the common corner of Lots 11, 12,22 and 23; thence with the rear line of Lot 11 westwardly 100 feet to a point; thence with the line of Lots 10 and 11 southwardly 200 feet to a point on the margin of Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard eastwardly 100 feet to the point of beginning.

Being the same property conveyed to DARRELL EUGENE COLLINS, by deed from SAYEL YAQUOB SALEM, of record in Instrument No. 20090804-0072957, dated July 31, 2009, said Register's Office.

This is unimproved property.

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 14 day of October, 2016.

Darrell Eugene Collins

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darrell Eugene Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of October, 2016.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY