Box 14

BILL GARRETT, Davidson County
Trans:T20160091152 DEEDWARR
Recvd: 10/17/16 09:26 3 pgs
Fees:18.00 Taxes:3792.50
20161017-0109211

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2016.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 2/13/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mohammad Rahimi and Zary Rahimi	New Owner	066-00-0 113.00
8243 River Road Pike		
Nashville, TN 37209		

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 considerations, the receipt of which is hereby acknowledged, I,

James Stewart and Cheryl Stewart, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mohammad H. Rahimi and Zary Rahimi, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING AT AN IRON PIN IN THE RIGHT- OF-WAY OF RIVER ROAD PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF DESCRIBED TRACT AND ALSO BEING SOUTH 46 DEGREES 10 MINUTES 07 SECONDS EAST 302.68 FEET FROM THE SOUTHEAST CORNER OF DAVIDSON COUNTY PROPERTY MAP 66 PARCEL 33; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 657.36 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 30 MINUTES EAST 762.61 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1,385.96 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 82.68 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1,454.32 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 82.00 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 436.85 FEET TO A POINT IN THE

CUMBERLAND RIVER (PASSING AN IRON PIN AT 291.47 FEET); THENCE SOUTH 77 DEGREES 37 MINUTES 39 SECONDS EAST 265.02 FEET TO A POINT; THENCE SOUTH 11 DEGREES 19 MINUTES 20 SECONDS WEST 3745.88 FEET (PASSING AN IRON PIN AT 114.36 FEET) TO AN IRON PIN; THENCE NORTH 78 DEGREES 02 MINUTES 36 SECONDS WEST 637.69 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 03 MINUTES 13 SECONDS WEST 342.95 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 01 MINUTES 31 SECONDS WEST 96.30 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 448.90 FEET TO AN IRON PIN; THENCE NORTH 42 DEGREES 12 MINUTES 41 SECONDS WEST 58.74 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 01 SECONDS, A RADIUS OF 2869.21 FEET, A LENGTH OF 46.75 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 40 MINUTES 41 SECONDS WEST AND 46.75 FEET TO THE POINT OF BEGINNING CONTAINING 25.28 ACRES.

INCLUDED in the above described property but hereby EXCLUDED from this conveyance is the property conveyed to Ben Allen, married, by Quitclaim deed of record in Instrument No. 20140130-0008474 in the Register's Office for Davidson County, Tennessee, being further described as follows:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN FOUND, SAID PIN BEING IN THE EASTERLY BOUNDARY OF THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C, TN, AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, CROSSING THE SAID JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R.O.D.C., TN. SOUTH 18 DEGREES 06 MINUTES 10 SECONDS WEST, 719.05 FEET; THENCE, A COMMON LINE WITH THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C., TN. NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST, 714.29 FEET TO AN EXISTING IRON PIN FOUND; THENCE, SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST, 82.68 FEET TO THE POINT OF BEGINNING. CONTAINING, 29,528 square feet. or 0.68 Acres, more or less.

BEING a portion of the same property conveyed to James Stewart and wife, Cheryl Stewart, by Warranty Deed from Domingo A. Carletello and wife, Stacy Carletello, of record as Instrument No. 20080905-0091075 in the Register's Office for Davidson County, Tennessee.

TRACT II:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE EAST BY THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND, SAID PIN BEING IN THE WESTERLY BOUNDARY OF THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R.O.D.C, TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-RO.D.C., TN, SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST, 124.35 FEET TO AN IRON PIN SET; THENCE, CROSSING THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C., TN. NORTH 18 DEGREES 06 MINUTES 10 SECONDS EAST, 764.67 FEET TO A POINT; THENCE, A COMMON LINE WITH THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R,O.D.C, TN. SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST, 671.67 FEET TO THE POINT OF BEGINNING. CONTAINING, 29,528 sq.ft. or 0.68 Acres, more or less.

BEING a portion of the same property conveyed to James Stewart and wife, Cheryl Stewart, by Quitclaim Deed from Berry Allen, married, of record as Instrument No. 20140130-0008473 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8243 River Road Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14 day of October, 2016.

James Stewart

Cheryl Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Stewart and Cheryl Stewart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316284