THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160092694 DEEDWARR Recvd: 10/20/16 10:52 2 pgs Fees:13.00 Taxes:1406.00 20161020-0110936	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me, this 14 day of October, 2016. Notary Public My Commission Expires: 3/20/18 TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Chris Cacchiola and Joe Cacchiola 733 Park Circle Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-319.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REZA FRAZMAND AND WIFE SUZY FRAZMAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CHRISTOPHER CACCHIOLA, MARRIED, HAVING A 45% UNDIVIDED INTEREST, JOSEPH CACCHIOLA, MARRIED, HAVING A 45% UNDIVIDED INTEREST, AND ANTHONY CACCHIOLA, UNMARRIED, HAVING A 10% UNDIVDED INTEREST,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being portions of Lots No. 113 and 114 on the Plan of West End Park Terrace as of record in Book 547, page 36, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description and described as follows:

Beginning at a point in the easterly common corner of Lots 113 and 112 being on the westerly line of Park Circle North along the common boundary line of Lots 112 and 113 (as established in Book 6661, page 474, said Register's Office) N 60 deg. 56' 03" W. 128.64 feet to a point being in the south right of way of Seaboard Systems Railroad, also being the beginning of a curve to the right, said curve having a central angle of 02 deg. 34' 44", a radius of 4192.47 feet, for a length of 25' to a point, said point being the westerly common corner of Lots 113 and 114; continuing along said radius for a distance of 25' to a point, said point being the common westerly corner of Lots 114 and 115; thence with the common boundary line of Lots 114 and 115 for a distance of 106 feet more or less to a point in the westerly right of way of Park Circle North; thence along a curve to the left, said curve having a radius of 943.66 feet, S 09 deg. 24' 11" W. 52.6 feet to the point of beginning.

Being the same property conveyed to REZA FRAZMAND AND WIFE, SUZY FRAZMAND, by deed from JOSEPH B. HUBBARD AND WIFE, TRACY L. HUBBARD, of record in Instrument No. 20021025-0130886 and corrected in Instrument No. 20030211-0018959, dated October 23, 2002, said Register's Office.

This is improved property commonly known as: **733 Park Circle, Nashville, TN 37205.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of October, 2016.

Reza Frazmand, By dl f AIF

REZA FRAZMAND
By: Ali Frazmand, Attorney-in-Fact

Suzy Frazmand, By dl f AIF

SUZY FRAZMAND
By: Ali Frazmand, Attorney-in-Fact

The signature of Rez Frazmand and Suzy Frazmand is signe by their duly appointed Attorney-in-fact Ali Frazmand, pursuant to the Pow er of Attorney recorded in Instrument # 20161020-0110935 Registers Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October 2016, before me personally appeared **ALI FRAZMAND**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **REZA FRAZMAND**, and who acknowledged that He executed the same as the free act and deed of **REZA FRAZMAND.**

My Commission expires: 12/6/16

Meredith Mcginnis
Notary Public

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October 2016, before me personally appeared **ALI FRAZMAND**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **SUZY FRAZMAND**, and who acknowledged that He executed the same as the free act and deed of **SUZY FRAZMAND.**

My Commission expires: 12/6/16

Meredith Mcginnis
Notary Public

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016