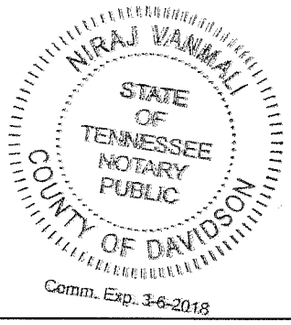
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Reza Makhdoomi	RBC Bank (Georgia), N.A.	15812001000
(NAME)	(NAME)	
1700 Kingsbury Dr.	8081 Arco Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Raleigh, NC 27617	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/02/16 09:34 3 pgs
Fees:18.00 Taxes:2155.25
20161102-0115675

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Rajan Rajbhandari, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reza Makhdoomi and wife, Mandana Azhdarinassab, Tenants by the entirety, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 538 ON THE PLAN OF HILLSBORO PARK, SECTION 13 OF RECORD IN PLAT BOOK 4175, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE COMMON CORNERS OF LOTS 537 AND 538, THENCE IN A NORTHERLY DIRECTION 437.0 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 200.0 FEET TO A POINT, SAID POINT BEING THE EASTERLY MARGIN OF KINGSBURY DRIVE; THENCE IN A SOUTHERLY DIRECTION 412.0 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE EAST 39.27 FEET TO A POINT; SAID POINT BEING THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG SAID MARGIN EAST 175.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RAJAN RAJBHANDARI BY WARRANTY DEED FROM RATNA NAGARAJAN, DATED APRIL 5, 2013, OF RECORD IN INSTRUMENT NO. 20130405-0033776, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1700 KINGSBURY DR., NASHVILLE, TENNESSEE 37215. THIS IS A CORNER LOT THUS THE ADDRESS IS AKA 1718 OLD HICKORY BLVD, NASHVILLE, TENNESSEE 37215.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1700 Kingsbury Dr. Nashville TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 10/17/16.

Rajan Rajbhandari

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Rajan Rajbhandari with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/17/16.

Notary Public

My Commission Expires: _____

JOHN A. BELLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 16, 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018