**THIS INSTRUMENT WAS PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$163,900.00~~ 162,650.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2016.

Notary Public
My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20160096829 DEEDWARR
Recvd: 11/02/16 10:01 3 pgs
Fees: 18.00 Taxes: 601.81
20161102-0115718

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Julius Smith<br>3149 Brookview Forest Drive<br>Nashville, TN 37211 | new owner | 81-6-401.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hamidreza Parsa, as to a fifty (50%) interest and Best Built Construction, Inc., a Tennessee corporation, as to a fifty (50%) interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julius Smith, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly 13th Civil District of said County, being part of Lot Number 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said county, being Lot Number 3 on the map showing subdivision of the Conrad Santi property.

Beginning at a point in the Northerly Margin of Buchanan Street, 125 feet West of the Westerly Margin of 24th Avenue, North, said point being the corner of Lots Numbers 2 and 3; thence with the line between said two lots, Northwardly 150 feet to the Southerly line of Lot number 32; thence with the Southerly line of said Lot, Westerly 50 feet to the corner of Lots 3 and 4; thence with the line between said two lots, Southwardly 150 feet to the Northerly Margin of Buchanan Street; thence with said street, Eastwardly 50 feet to the beginning. According to a survey made by John Kohl, Dated July 26, 1979.

Being the same property conveyed to Hamidreza Parsa, as to a fifty (50%) interest and Best Built Construction, Inc., a Tennessee corporation, as to a fifty (50%) interest by Quitclaim Deed from Hamidreza Parsa, dated November 25, 2015, recorded December 1, 2015, of record in Instrument No. 20151201-0121102, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Hamidreza Parsa by Special Warranty Deed from CitiMortgage, Inc., dated October 26, 2015, recorded October 30, 2015, of record in Instrument No. 20151030-0110550, said Register's Office, and further, being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated September 30, 2013, recorded October 2, 2013, of record in Instrument No. 20131002-0103688, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **2404 Buchanan Street, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes. (2) all zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Hamidreza Parsa, by Christopher M. Corriveau, pursuant to the Power of Attorney executed by Hamidreza Parsa on January 30, 2015, of record in Instrument No. 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**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. 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.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this **28th** day of **October, 2016.**

**Hamidreza Parsa, as to a fifty (50%) interest**

Hamedreza Parsa by I.M.M. attorney in-fact

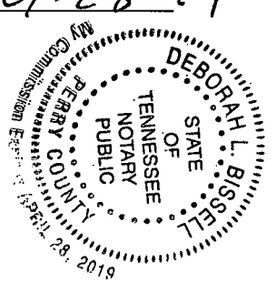
Hamidreza Parsa by Christopher M. Corriveau,
Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Hamidreza Parsa** pursuant to the **Power of Attorney** executed by **Christopher M. Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Hamidreza Parsa, as Attorney in Fact**, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this **28th** day of **October, 2016.**

Notary Public
My Commission Expires: 4-28-19




**Best Built Construction, Inc., a Tennessee Corporation, as to a fifty (50%) interest**

I.M.M.

By: Christopher M. Corriveau
Its: Authorized Signor

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher M. Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Signor** of **Best Built Construction, Inc., a Tennessee Corporation,** the within named bargainor, a Tennessee Corporation, and that he as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Authorized Signor.**

Witness my hand and Official Seal this the **28th** day of **October, 2016.**

Notary Public
My Commission Expires: 4-28-19

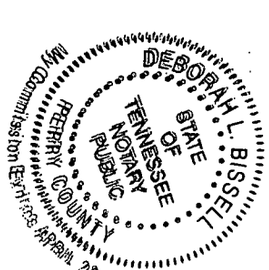


EXHIBIT "A"
TO Warranty Deed
From: Best Built Construction, Inc.
To: Julius Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this **28th** day of **October, 2016.**

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019