BILL GARRETT, Davidson County
Trans:T20160097517 DEEDWARR
Recvd: 11/03/16 13:42 2 pgs
Fees:13.00 Taxes:1850.00
20161103-0116548

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Parviz Abbasi and Mahyar Abbasi 709 Murfreesboro Road, Nashville, TN 37210	Parviz Abbasi and Mahyar Abbasi 709 Murfreesboro Road, Nashville, TN 37210	106-06-0059.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 500,000

AFFIANT

SWORN to and subscribed before me on this 1st day of November 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **GREEN & HALL PROPERTIES,** a Tennessee general partnership composed of Michael D. Green and Richard Howard Hall, by these presents do hereby sell and convey unto Grantee, **PARVIZ ABBASI AND MAHYAR ABBASI,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 9th Civil district of Davidson County, Tennessee being part of Lot No. 1 on the map of Charles T. Cole property, as of record in Book 161, page 32, Register's Office for said County, described according to a survey made by A.J. Wilkerson, Surveyor, December 30, 1946, as follows:

Beginning at southwest corner of the Murfreesboro Pike and Cole Avenue (now Highland-Sanitarium Road), thence with the southerly margin of said Park North 70 degrees 20' west 140 feet to the easterly line of the property conveyed to Alladdin Industries, Inc. by deed from Joseph W. Holman, Trustee of record in Book 1580, page 493, in Register's Office, Davidson County, Tennessee: thence with their easterly line southwardly 100 feet to a point; thence south 708 degrees 20' east 140 feet to a point on the westerly line of Cole Avenue (now Highland-Sanitarium Road); thence northwardly along westerly side of Coleman Avenue (now Highland-Sanitarium Road); 100 feet to the point of beginning.

INCLUDED BUT EXPRESSLY EXCLUDED, RESERVED AND RETAINED by the Grantor from this conveyance is an Easement for a Billboard and Outdoor Sign; Such easement shall include the right of ingress and egress to and from the sign, and for utility(s) for the sign which is located on the rear portion of the subject property with ingress and egress off Arlington Avenue, and/or Murfreesboro Road as may be reasonably required for servicing the sign. This Easement shall run with the land and shall be a perpetual Easement.

Being the same property conveyed to Green & Hall Properties, a Tennessee Partnership, by deed from Calvin B. Reed, unmarried, of record in Book 11330, page 838, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 709 MURFREESBORO ROAD, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016, a lien but not yet due and payable.
2. Matters shown on the plan of record in Book 161, page 32, said Register's Office.
3. All applicable easements, restrictions, building setback lines and conditions of and for Davidson County, Tennessee.
4. Right of Way of Murfreesboro Road and Arlington Road,
5. All utilities.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 1st day of November 2016.

GREEN & HALL PROPERTIES

By: _____
Michael D. Green

By: _____
Richard Howard Hall

STATE OF TENNESSEE)
COUNTY OF)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Green and Richard Howard Hall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 1st day of November, 2016, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

_____
NOTARY PUBLIC

My Commission Expires: _____