BILL GARRETT, Davidson County
Trans:T20160097744 DEEDWARR
Recvd: 11/04/16 09:43 5 pgs
Fees:28.00 Taxes:1702.00
20161104-0116843

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Alireza Nouri and Nasoori Mashallah 1521 Gallatin Pike Madison, TN 37115	SAME	Map and Parcel: 03409017500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CARRIE C. ELLIS (being one and the same person as Carrie S. Crossman) and BRIAN M. JERNIGAN, as tenants in commons and not as joint tenants with right of survivorship** (collectively herein the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **ALIREZA NOURI, as to an undivided fifty percent (50%) interest, and NASOORI MASHALLAH, as to an undivided fifty percent (50%) interest, as tenants in common** (the "Grantee"), their successors, heirs and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto 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 Grantee, his successors and assigns, forever. And Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the Grantees, their successors, heirs and assigns, against the lawful claims of all persons, whomever.

Grantors further warrant that the above described property is not, nor has it ever been, the principal place of residence of either Grantor or any spouse of either Grantor.

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, the Grantors have executed this instrument as of the 1st day of November, 2016.

Carrie C. Ellis

CARRIE C. ELLIS

BRIAN M. JERNIGAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, CARRIE C. ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2016.

CANDACE HOLLORAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Candace Holloran

NOTARY PUBLIC
My Commission Expires: 6-26-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, BRIAN M. JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November 2016.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Peggy Axford

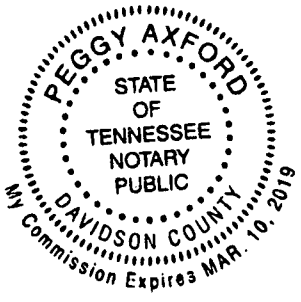
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $460,000.00.

Affiant

Subscribed and sworn before me this 1st day of ~~October,~~ November 2016.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Rivergate Station Four, as shown on plat of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Dale and Associates (Allen R. Trumbo R.L.S. 1127), dated October 10, 1994, revised December 21, 1994, Job No. 88056 as follows:

Beginning at an iron pin situated in the easterly margin of Gallatin Pike, said point being the Southwest corner of the Robert O. Frensley property of record in Deed Book 7504, Page 578, Register's Office for Davidson County, Tennessee, said point also being the Northwest corner of the property herein described. Thence, with said Frensley property line, S 69° 24' 01" East, for a distance of 175.00 feet to an iron rod situated in the Northwest corner of the Turbo Investment Property of record in Deed Book 8698, Page 334, Register's Office for Davidson County, Tennessee; Thence with said Turbo Investment property line, S 20° 35' 59" W, for a distance of 95.00 feet to an iron rod; Thence, S 82° 43' 06" W, for a distance of 148.73 feet to an iron rod; Thence, N 69° 24' 05" West, for a distance of 43.57 feet to an iron rod situated in the easterly margin of Gallatin Pike; Thence, along said road, N 20° 35' 55" East, for a distance of 54.59 feet to an iron rod; Thence, continuing along said road, with a curve to the right having a central angel of 00° 02' 12", a radius of 171,836.00 feet, a tangent of 55.03 feet, a length of 110.07 feet and having a chord which bears N 20° 37' 15" E, a distance of 110.07 feet to the Point of Beginning and containing 24,230 square feet or 0.556 acres of land, more or less.

Being the same property conveyed to Carrie S. Crossman, a single person, and Brian M. Jernigan, a married person, as tenants in common and not as joint tenants with right of survivorship by Warranty Deed from New World Imports Employee Profit Sharing Trust, Randolph M. Lagasse, Trustee, of record in Instrument No. 20030211-0018883, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien due and payable.

2. Subject to matters shown on the Plan of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, Page 965, as amended in Book 7537, Page 359, in the Register's Office for Davidson County, Tennessee.

4. Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended in Book 9439, Page 193, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Use Restrictions of record in Book 8431, Page 12, as amended in Book 11609, Page 322, in the Register's Office for Davidson County, Tennessee.