WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103190 DEEDWARR
Recvd: 11/22/16 09:44 2 pgs
Fees:13.00 Taxes:1757.50
20161122-0123122

J-AB-16-1016-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	**New Owner**	
(NAME)	(NAME)	
P.O. Box 60824		**072-05-0-126 (TRACT 1) AND 072-05-0-127 (TRACT 2)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOSTAFA ZANDIEH, A 1/2 INTEREST AND ANTHONEY ALI ZANDIEH, A 1/2 INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land located in the 8th Councilmanic District of Davidson County, Tennessee, on the Southerly margin of East Trinity Lane and described according to a Mortgage Loan Inspection dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) as follows:

Beginning at a point in the Southerly margin of East Trinity Lane, the northeast corner of M and M Properties (Instrument No. 20040729-0091089 R.O.D.C., TN) and the northwest corner of the herein described tract; thence with the margin of said road in an easterly direction 102 feet to a point in the westerly line of Carson W. Beck (Instrument No. 20040719-0085771 R.O.D.C., TN, Lot No. 39, E.T. Brown's Subdivision of record in Book 332, page 69, R.O.D.C., TN) and the northeast corner of the herein described tract; thence leaving said road south 300 feet to a point 73' north of the rear line of Lot No. 39, said point being the southeast corner of the herein described tract; thence westerly 102' to a point in the easterly line of M and M Properties (Instrument No. 20040729-0091089, R.O.D.C., TN, Lot No. 41, E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) said point located 43' north of the rear line of Lot No. 41, thence north 300' to the point of beginning.

Tract 2:
Land located in the 8th Councilmanic district of Davidson County, Tennessee 300' south of the southerly margin of East Trinity Lane and described according to a Mortgage Loan Inspection dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) described as follows:

Beginning at a point 343' south from the southerly margin of East Trinity Lane in the rear line of Lot No. 41 (E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) the southeast corner of M and M Properties (Instrument No. 20040729-00910890, R.O.D.C., TN) and the southwest corner of the herein described tract; thence north with the easterly line of M and M Properties 43' to a point, the northwest corner of the herein described tract; thence easterly 102' to a point in the westerly line of Carson W. Beck (Instrument No. 20010719-0085771, R.O.D.C., TN, Lot No. 39, E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) and the northeast corner of the herein described tract; thence south 73' to a point in the rear line of Lot No. 39, the southwest corner of Beck and the southeast corner of the herein described tract; said point being in the northerly line of Mark C. Mainord (Instrument No. 20050128-0010491, R.O.D.C., TN, Lot No. 45, Burchwood Place Extended, Book 161, page 101, R.O.D.C., TN); thence with the northerly line of Mainord and John R. Hester (Book 9864, page 712, R.O.D.C., TN, Lot No. 46 and Lot No. 47, Burchwood Place Extended) west 105' to the point of beginning.

Being the same property conveyed to Mostafa Zandieh a 1/2 interest and Anthoney Ali Zandieh a 1/2 interest by Warranty deed from Neil Chaffin and wife, Sandra Chaffin of record in Instrument No. 20060714-0084808 Register's Office for Davidson County, Tennessee, dated July 10, 2006 and recorded on July 14, 2006.

TN

(Value of consideration shown in aforementioned deed $165,000.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4881, Page 823, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 East Trinity Lane; 0 Burchwood Avenue , Nashville, Tennessee** .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF NOVEMBER, 2016.

Mostafa Zandieh by John Gleaves, Attorney-In-Fact

Anthoney Ali Zandieh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 MOSTAFA ZANDIEH, and who acknowledged he/she/they executed the same as the free act and deed of the said MOSTAFA ZANDIEH.

Witness my hand and official seal, this the 17th of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONEY ALI ZANDIEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212