STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

× _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th DAY OF~~ November, 2016.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-6567D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160104764 DEEDWARR
Recvd: 11/29/16 10:33 2 pgs
Fees:13.00 Taxes:714.10
20161129-0125016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mojtaba Rabiei (NAME)	Same (NAME)	43-9-14
409 Gallatin Pike North (STREET ADDRESS)	9400 Addieglen Circle (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mike Schmidt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mojtaba Rabiei,** 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 Davidson County, Tennessee, being part of Lot No. 1 on the map of the Division of the Gee Lands as of record in Book 332, page 74, Register's Office for said County, being Lot No. 11 on the unrecorded map of the said subdivision of the east part of Lot No. 1 of the Gee Lands described according to a survey made by Harvey Gee, May 20, 1948 as follows:

Beginning on the westerly margin of Gallatin Road at the common corner of Lots No. 11 and 12, being 179.59 feet south of the southerly margin of Williams Avenue; thence with the line between Lots 11 and 12 westwardly 175 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, eastwardly 175 feet to the westerly margin of Gallatin Road; thence with the westerly margin of said road, northwardly 50 feet to the point of beginning.

BEING the same property conveyed to Mike Schmidt from Harold Eugene Schmidt, by Deed dated July 2, 1985, in Book 11019, Page 125, in the Register's Office for Davidson County, Tennessee. The said Harold Eugen Schmidt having since died testate on October 16, 1997. Pursuant to the last will and testament for Harold Eugene Schmidt probated under Case No. 97P1644 in the Probate Court for Davidson County, Tennessee, Letters of Testamentary were issued to Mike Schmidt to serve as Executor. Said Will leaves vesting in said property to Mike Schmidt.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332 , page 74(part of), Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 409 Gallatin Pike North, Madison, TN 37115.

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.

Witness my/our hand(s) this 28th day of November, 2016.

Mike Schmidt

November 28, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 28th day of November, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066