Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2017

Notary Public
Commission Expires: 6-19-18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Omid Dehghani Gourbandi 1828 Champions Drive Nashville, TN 37211	Omid Dehghani Gourbandi 3730 Nolensville Pike Nashville, TN 37211	172-08-0B-051.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Prakash R. Jaju and Rashmi P. Jaju, as Trustees of The R&R Investment Trust, Dtd. March 25, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Omid Dehghani Gourbandi

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 Lot No. 51 on the Plan of Final Plat, Phase Two, Bridle Downs of record in Plat Book 7900, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prakash R. Jaju and wife, Rashmi Jaju by Special Warranty deed from SunTrust Bank, Nashville, N.A. formerly known as Third National Bank in Nashville of record in Book 1000, page 555, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 02, 1996. (Value or consideration shown in aforementioned deed $15,000.00.)

Being a portion of the same property conveyed to Prakash R. Jaju and Rashmi P. Jaju, as Trustees of The R&R Investment Trust, Dtd. March 25, 2016 by Quitclaim deed from Prakash R. Jaju and wife, Rashmi P. Jaju of record in Instrument No. 20160408-0033860 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on April 08, 2016. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 1828 Champions Drive Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1828 Champions Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20170009637 DEEDWARR
Recvd: 02/01/17 15:15 2 pgs
Fees:13.00 Taxes:111.00
20170201-0010922

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2017.

Prakash R. Jaju, Trustee

Rashmi P. Jaju, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Prakash R. Jaju and Rashmi P. Jaju** 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 at Brentwood, Tennessee this 27th day of January, 2017.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)