FILE NUMBER
167547 (5)

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20170018065 DEEDWARR
Recvd: 03/02/17 10:26 4 pgs
Fees:23.00 Taxes:3293.00
20170302-0020671

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $890,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF 2017.

STATE OF TENNESSEE NOTARY PUBLIC SEAL MAURY COUNTY My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
R. W. Hardison, Esq.
277 Mallory Station Road
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
EDRY B&K-6, GP
414 Electra Drive
Houston, TX 77024

NEW OWNER:
EDRY B&K-6, GP
414 Electra Drive
Houston, TX 77024

GENERAL WARRANTY DEED

This indenture is made and entered into this 27th day of February, 2017 between MANSOOR SHAMSAIE (hereinafter referred to as "GRANTOR") and EDRY B&K-6, GP, a Texas General Partnership (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee being Lots Nos. 6 and 7 of Block "A" on the Map of First Section of Crolywood Subdivision, as of record in Plat Book 1130, page 65, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mansoor Shamsaie, Marzieh Dehghani and Ali Samadi by Warranty Deed from Marvin Page and wife, Hui Young Page dated December 11, 1998 and recorded December 16, 1998 in Book 11254 Page 772 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mansoor Shamsaie and Ali Samadi by Quit Claim Deed from Marzieh Dehghani dated April 29, 2004 and recorded May 4, 2004 in Instrument No. 20040504-0050520, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mansoor Shamsaie by Quit Claim Deed from Ali Samadi dated October 7, 2004 and recorded October 7, 2004 in Instrument No. 20041007-0121043, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 091 13 0 193.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6200 Charlotte Pike, Nashville, TN 37209.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §§ 26-2-301, *et seq.*, or other similar statute.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for the following:

1. Liability as to Taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann §§67-5-603, *et seq*.

2. 2017 Davidson County property taxes which are not yet due and payable but were prorated at closing and shall be the responsibility of Grantee (Map and Parcel No. 091 13 0 193.00).

3. Matters appearing on the plat recorded in Plat Book 1130, Page 65, said Register's Office, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described herein.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 895, in said Register's Office for Davidson County, Tennessee.

5. All matters appearing on survey for AEI Consultants dated February 12, 2017 Job Number 161217,by Kimberly D. Solitro, Tenn Land Surveyor No. 3077.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

M. Shamsaie

MANSOOR SHAMSAIE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MANSOOR SHAMSAIE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of Febru, 2017.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

R. W. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019