Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170026295 DEEDWARR
Recvd: 03/29/17 09:46 2 pgs
Fees:13.00 Taxes:2802.75
20170329-0030373

17-0091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $757,500.00.

Diedra A. Walker
Affiant

Subscribed and sworn to before me this 2nd day of March, 2017.

Notary Public
My Commission Expires: 06/18/18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
ERI, Qualified Intermediary	Louise Burton	
836 Old Hickory Boulevard	7031 N. Lakeshore Dr.	159-00-0-151.00
Brentwood, TN 37027-4203	Shreveport, LA 71107	

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, we

Hamidreza Jobehdari, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Louise Abbott Burton, a married woman as her sole and separate property,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 4 and 5, Section One, Bokor Heights, of record in Plat Book 4350, Page 49, 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 Hamidreza Jobehdari and wife, Maricely Valdes by Warranty deed from Mark Sarmadi and wife, Debbie Sarmadi of record in Instrument No. 20070104-0001878 Register's Office for Davidson County, Tennessee, dated December 28, 2006 and recorded on January 04, 2004.

Being the same property conveyed to Hamidreza Jobehdari by Quitclaim deed from Maricely Valdes of record in Instrument No. 20160729-0078625 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on July 29, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **836 Old Hickory Boulevard, Brentwood, TN 37027-4203.**

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. 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 our hands this 2nd day of March, 2017.

Hamidreza Jobehdari

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 **Hamidreza Jobehdari**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of March, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18