BILL GARRETT, Davidson County
Trans:T20170046417 DEEDWARR
Recvd: 06/01/17 11:03 2 pgs
Fees:13.00 Taxes:1702.00
20170601-0054420

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170500143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
30th day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mojtaba Rabiei **5170 Hickory Plaza Drive** **Nashville, TN 37211**	SAME	**161-00-0-166.00**

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,

Lonnie Richard Smith and Linda Sue Smith, as tenants in common each holding an undivided fifty percent (50% Interest)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mojtaba Rabiei, unmarried

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. 9 on the Third Revision of Hickory Plaza, of record in Book 4860, Page 29, Register's Office for said County.

Said Lot No. 9 fronts 170 feet on the easterly side of Hickory Plaza and extends back between lines 291.40 feet on the southerly side and 276.11 feet on the northerly side to a broken line in the rear, measuring 168.88 feet, containing 1.05 acres, more or less.

BEING the same property conveyed to Lonnie Richard Smith and Linda Sue Smith, as tenants in common each holding an undivided fifty percent (50% interest), by Quitclaim Deed from Lonnie Richard Smith, dated 12/6/00 and recorded 12/29/00 in Instrument No. 20001229-0127544; and being the same property previously conveyed to Lonnie Richard Smith, by Warranty Deed from Cousins Properties of Tennessee, Inc., dated 8/6/75 and recorded 8/8/75 in Book 4939, Page 509, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5170 Hickory Plaza Drive, Nashville, TN 37211**
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 30th day of May, 2017.

Lonnie Richard Smith

Lonnie Richard Smith by Linda Sue Smith,
Attorney in Fact By Linda Sue Smith attorney in fact

Linda Sue Smith

Linda Sue Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named and Linda Sue Smith 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 at Smyrna, Tennessee, this 30th day of May, 2017.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 30th day of May, 2017 before me personally appeared Linda Sue Smith to me known to be the person who executed the foregoing instrument in behalf of Lonnie Richard Smith, as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Lonnie Richard Smith.

Witness my hand and official seal at Smyrna,, Tennessee, this the 30th day of May, 2017.

My commission expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018