BILL GARRETT, Davidson County
Trans:T20170046812 DEEDWARR
Recvd: 06/02/17 10:05 3 pgs
Fees:18.00 Taxes:1295.00
20170602-0054949

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Hossein Moradipour
9475 Chesapeake Drive
Brentwood, TN 37027

MORTGAGEE
Eugene Hale & Flossie Hale
458 Meadowlark Drive
Smyrna, TN 37167

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 002
PARCEL 095.00, 041.00 01,
And 041.00 02

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eugene C. Hale and wife, Flossie P. Hale,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hossein Moradipour and wife, Cynthia L. Moradipour,** 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:

Tract 1:
Property located on the West side of U.S. Highway 41 in the 1st Councilmatic District of Davidson County, Tennessee. Being shown as part of parcel 141.00 on Davidson County property map 2, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 2007, and last revised on January 18, 2008, and known as Job No. 06-0177, as follows:

BEGINNING at a point in the easterly right-of-way of Highway 41 at the southwest corner of the herein-described tract. Said point being located N 30 degrees 45 minutes 13 seconds W 285.32' as measured along the right-of-way of Highway 41, from an iron pin at the southwest corner of the Charlene C. Lyle property of record in Book 5761, page 809, Register's Office for Davidson County, Tennessee. Thence from said point of beginning, with the right-of-way of Highway 41, N 30 degrees 45 minutes 13 seconds W 295.95' to an iron pin set; thence leaving the right-of-way of Highway 41 with a new line severing the Hale property, and with a fence line, 75 degrees 40 minutes 26 seconds E. 281.99' to a fence corner; thence S 38 degrees 26 minutes 03 seconds E. 52.32' to a fence corner; thence S 16 degrees 46 minutes 01 seconds W 85.07 to a fence corner; thence S 64 degrees 25 minutes 54 seconds W 143.96' to the point of beginning.

Being the same property conveyed to Darrell Hale by Quitclaim Deed from Shirley Ann Swoner, dated August 21, 2013, of record in Instrument No. 20130903-0092636, Register's Office for Davidson County, Tennessee.
The said Darrell Hale aka Darrell Junior Hale died intestate December 29, 2015 and Eugene C Hale and wife, Flossie P. Hale, parents of Darrell Junior Hale are his sole heirs pursuant to an Affidavit of Heirship, dated January 18, 2016, of record in Instrument No. 20160121-0006191, Register's Office for Davidson County, Tennessee.

Tract 2:
Property located on the West side of U.S Highway 41 in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 41.00 on

Davidson County property map 2, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 2007 and last revised on January 18, 2008, and known as Job No. 06-017, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Highway 41 at the Southernmost Southeast corner of the herein-described tract and the Southwest corner of the Charlene C. Lyle property of record in Book 5761, Page 809, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with the right-of-way of Highway 41, N 30 degrees 45 minutes 13 seconds W - 285.32' to an iron pin set; Thence leaving the right-of-way of Highway 41 with a new line severing the Hale Property, and with a fence line, N 64 degrees 25 minutes 54 seconds E - 143.96' to a fence corner, thence N 16 degrees 46 minutes 01 seconds E - 85.07' to a fence corner, Thence N 38 degrees 26 minutes 03 seconds W - 52.32' to a fence corner; Thence N 75 degrees 40 minutes 26 seconds W - 281.99' to a point in the easterly right-of-way of Highway 41; Thence with said right-of-way, N 30 degrees 45 minutes 13 seconds W - 134.10' to an iron pin set; Thence N 32 degrees 09 minutes 28 seconds E - 70.28' to an iron pin set; Thence N 37 degrees 14 minutes 13 seconds W - 185.42' to a concrete highway monument; Thence leaving Highway 41 with the southerly line of the William B. Case, Jr. Property of record in Book 5348, Page 568, R.O.D.C., TN. S 82 degrees 14 minutes 48 seconds E - 209.55' to an iron pin found at the Southwest corner of the Subella Rumph property of record in Book 4442, Page 809, R.O.D.C., TN. Thence with the southerly line of Rumph, S 82 degrees 05 minutes 45 seconds E - 358.94' to an iron pin set at the Northwest corner of the Charlene C. Lyle property, aforementioned. Thence with the westerly line of Lyle, S 09 degrees 21 minutes 04 seconds W - 754.29' to the POINT OF BEGINNING, containing 4.22 acres, more or less.

Being the same property conveyed to Eugene Hale by Quitclaim Deed from Shirley Ann Swoner, dated April 21, 2008, of record in Instrument No. 20080422-0041113, Register's Office for Davidson County, Tennessee.
Eugene Hale and Eugene C. Hale are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including any restrictive covenants; easements, covenants conditions and all matters and notes as shown in the Register's Office for Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1969, 1969 B, & 1969 C Springfield Highway Goodlettsville, TN 37072.**

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 31st day of May, 2017.

Eugene C. Hale

Flossie P. Hale

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene C. Hale and wife, Flossie P. Hale, 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 31st day of May, 2017.

NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 12-10-2017

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY