WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/17 15:09 2 pgs
Fees:13.00 Taxes:703.00
20170630-0066300

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of June, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hamid Toloogolzari	Same	06015006000 and 06015005900
9479 Chesapeake Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Think Tank Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hamid Toloogolzari and Firouzeh Reshad, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: 06015006000

Being Lot No. 259 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Beginning at a point in the easterly margin of Dickerson Pike at the corner of Lot Nos. 259 and 260; thence with the line between said lots, easterly 128 feet to the line of Lot No. 261; thence with the line between Lots 259 and 261, southerly 63.4 feet to the North margin of Dellway Drive; thence with the margin of the same westerly 109.1 feet to the beginning of a curve; thence around said curve, northwesterly 32.4 feet to the easterly margin of Dickerson Pike; thence with the margin of the same northerly 42.5 feet to the point of beginning.

TRACT 2: 06015005900

Being Lot No. 260 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Said Lot No. 260 fronts 65 feet on the easterly side of Dickerson Pike and runs back between lines, 125 feet on the north line and 128 feet on the south line, to the west line of Lot No. 26, measuring 79.7 feet thereon.

Being the same property conveyed to Think Tank Holdings, LLC, a Tennessee limited liability company, from Kudzu Real Estate, Inc., by deed on November 21, 2016, of record in Instrument Number 20161129-0125225, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Taxes and assessments for the year 2017 in the estimated amount of $471.46 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06015005900, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Pages 92-93, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010926-0104293, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2701 Dickerson Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 28, 2017.

Think Tank Holdings, LLC, a Tennessee limited liability company

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jacob Stoehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Manasiy Inc, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.