THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170058477 DEEDWARR
Recvd: 07/10/17 09:53 2 pgs
Fees:13.00 Taxes:1369.00
20170710-0068812

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Urzua's Auto Service, Inc. 200 Glenrose Avenue Nashville, Tennessee 37210	Regions Bank 250 Riverchase Pkwy. E Hoover, AL 35244	119-01-0-023.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMSHID AKBARI AND HAMID AKBARI**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **URZUA'S AUTO SERVICE, INC.**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot(s) 1 of Block No. 13, as shown on the map entitled Lot No.8 and Subdivision of Blocks Nos. 13 and 13 of Section "A" and certain property in Section "B" on the Plan of John Thani Lands. of record in Book 974, page 17, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jamshid Akbari and Hamid Akbari, as joint tenants with right of survivorship, by Warranty Deed from Alexandr Khomtchenko, of record in Instrument No. 20070906-0106944, recorded on 9/6/2007, Register's Office for Davidson County, Tennessee.

This is improved property known as **200 Glenrose Avenue, Nashville, Tennessee 37210** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **23rd** day of **June**, **2017**:

Jamshid Akbari

Hamid Akbari

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 **JAMSHID AKBARI AND HAMID AKBARI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of June, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON