Prepared by:
James R. Kelley
Neal & Harwell, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170065029 DEEDWARRSP
Recvd: 07/28/17 14:32 7 pgs
Fees:38.00 Taxes:6475.00
20170728-0076845

| Address of new owner: | Send tax bills to: | Map/Parcel: |
|---|---|---|
| Mohammad Nazemi<br>Shohreh Hassanzadeh<br>6260 Nolensville Road, LLC<br>c/o Tennessee Imports, Inc.<br>4315 Nolensville Road<br>Nashville, TN 37211 | Mohammad Nazemi<br>Shohreh Hassanzadeh<br>6260 Nolensville Road, LLC<br>c/o Tennessee Imports, Inc.<br>4315 Nolensville Road<br>Nashville, TN 37211 | 17300006800 |

**SPECIAL WARRANTY DEED**
(Tennessee)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

LISA K. BRIAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Marsha A. Puckett
AFFIANT

Subscribed and sworn to before me, this the 28th day of July, 2017.

Lisa K. Brian
NOTARY PUBLIC

My Commission Expires: March 8, 2021

This WARRANTY DEED is made this 28th day of July, 2017, by Marsha Puckett, Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their Appointees or Issue dated January 29, 2002, a trust created and existing under and by virtue of the laws of the State of Tennessee ("Grantor"), having an address of c/o Tina Beatty, 139 Holt Hills Road, Nashville, TN 37211, to Mohammad Nazemi, Shohreh Hassanzadeh and 6260 Nolensville Road, LLC c/o Tennessee Imports, Inc., 4315 Nolensville Road, Nashville, TN 37211 (collectively the "Grantees").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Mohammad Nazemi, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described as Tract 1on **Exhibit A** attached hereto; Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Shohreh Hassanzadeh, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described as Tract 2on **Exhibit A** attached hereto Grantor; and for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto 6260 Nolensville Road, LLC, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described as Tract 3on **Exhibit A** attached hereto ( collectively the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantees and Grantees' successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

Marsha Puckett, Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their Appointees or Issue dated January 29, 2002

By: Marsha Puckett, Trustee
Marsha Puckett, Trustee

[Notarial Acknowledgment Follows]

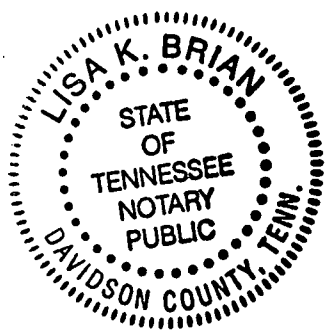
STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

I, a notary public in and for said County, in the State aforesaid, do hereby certify that Marsha Puckett, personally known to me to be the Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their Appointees or Issue dated January 29, 2002, a Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Trustee of such Trust, she signed and delivered the said instrument pursuant to authority given by such Trust, as her free and voluntary act and as the free and voluntary act and deed of such Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of July 2017.

Lisa K. Brian
Notary Public

My Commission expires: March 8, 2021



## Exhibit A

## Legal Description

**Tract 1** Beginning from an iron pin on the easterly margin of Nolensville Pike, the southwest comer of the Charles Bennett Rhodes and Morris Allen Rhodes Property, of record in Book 10564, Page 993, Register's Office for Davidson County, Tennessee: thence, leaving said margin, south 85 degrees 06' 14" East, 443.57 feet to an iron pin; thence south 84 degrees 39' 00" East, 392.23 feet to an iron pin; thence South 82 degrees 04' 04" East, 141.84 feet to an iron pin; thence South 20 degrees 36' 40" East, 353.83 feet to an iron pin; thence, South 75 degrees 55' 13" West, 235.07 feet to an iron pin; thence, South 12 degrees 06' 30" East, 210.11 feet to an iron pin on the Northerly margin of Harbor Road; thence with said margin and a curve to the right having a central angle of 23 degrees 01' 07" a radius of 323.65 feet, a tangent of 65.90 feet, and a chord bearing and distance of South 88 degrees 53' 00" West, 129.16 feet a distance of 130.03 feet to an iron pin; thence leaving said margin, North 35 degrees 23' 05" West, 186.59 feet to an iron pin; thence South 74 degrees 13' 44" West, 135.70 feet to an iron pin on the northeasterly margin of Harbor Road; thence with a curve to the left, having a central angle of 34 degrees 59' 30" a radius of 82.05 feet, a tangent of 25.86 feet, and a chord bearing and a distance of South 88 degrees 40' 11" West 49.34 feet, distance of 50.11 feet to an iron pin on the easterly margin of Nolensville Pike; thence, with said margin and a curve to the left having a central angle of 03 degrees 03' 34", a radius of 4,855.19 feet, a tangent of 129.66 feet and a chord bearing and a distance of North 39 degrees 44' 25" West, 259.23 feet to an iron pin; thence continuing with said margin North 41 degrees 16' 12" West, 501.45 feet to the point of beginning, containing 401,101,720 square feet or 9,208 acres.

Being the same property conveyed to Richard C. Argo by deed from Daniel A. Park and wife, Mae J. Park dated April 15, 2002 and recorded in Deed Book 20020416, Page 47217, Davidson County Register's Office, Tennessee.

**Tract 2** Being part of Tract 11 on the Plan of Marshall T. Polk's Subdivision of the Patterson Lands, as of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 21, 1958, as follows:

Beginning on the northerly margin of Hill Chapel Road on the southwest corner of the property conveyed to Leonard S. Mundy and wife, by deed from W.A. Hodges and wife, of record in Book 2495, Page 496, said Register's Office; thence with the westerly line of said Mundy property north 12 degrees west 210 feet to Mundy's northwest corner; thence south 76 degrees west 212.7 feet; thence south 15 degrees 30' east 210 feet to the northerly margin of Hill Chapel Road; thence with said Road north 76 degrees east 200 feet to the beginning containing .99 of an acre, more or less

Being the same property conveyed to Richard C. Argo by deed from Robert L. Kelly and Patsy

Y. Evans (fka Patsy Y. Kelly) and Juanita K. Brake dated December 30th, 2008 and recorded in Deed Book 20081231, Page 0123816, Davidson County Register's Office, Tennessee.

**Tract 3** Being a parcel of land located in the 31st Councilmanic District of Davidson County, Tennessee as recorded in Book 2277, Page 481, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a new iron rod located in the East Right-of-Way of Nolensville Pike and the South margin of an unrecorded street maintained by the Metropolitan Department of Public Works known as Harbor Road;

Thence, N 78 deg. 15' 00" E, 175.18 feet to a point in a gravel driveway, a common corner with Richard C. Argo as recorded in instrument Number 20020416-0047217, Register's Office for Davidson County, Tennessee;

Thence, passing an old iron rod at 125.66 feet, S 33 deg. 38' 42" E, 210.00 feet to a new iron rod located in an old fence line, said point lying in the North line of the Robert J. Leonard property, as recorded in Book 9306, Page 759, Register's Office for Davidson County, Tennessee;

Thence, S 78 deg. 15' 00" W, 169.50 feet to a new iron rod located in the East Right-of-Way of Nolensville Pike;

Thence, with said Right-of-Way along a curve to the left with a length of 212.20 feet, a radius of 5,765.00 feet, and a chord bearing distance of N 35 deg. 04' 11" W, 212.19 feet to the point of beginning and containing 0.77 acres or 33,443 square feet.

Included in the above description is an unrecorded Right-of-Way, said Right-of-Way being generally accepted as 50 foot wide, identified as Harbor Road and being maintained by the Metropolitan Department of Public Work, containing utilities serving existing parcels to the East, and being more particularly described as follows:

Beginning at a point of 1.51 feet from the Northwest corner of the herein described tract;

Thence, N 78 deg. 15' 00" E, 71.74 feet;

Thence, S 57 deg. 33' 46" E, 75.67 feet;

Thence, along a curve to the left having a length of 114.68 feet, a radius of 323.65 feet, and a chord bearing a distance of S 67 deg. 42' 50" E, 114.08 feet to an old iron rod;

Thence, S 33 deg. 38' 42" E, 67.22 feet;

Thence, along a curve to the right having a length of 180.71 feet, a radius of 373.65 feet, and a chord bearing a distance of N 71 deg. 25' 04" W, 178.95 feet;

Thence, N 57 deg. 33' 46" W, 127.11 feet to the point of beginning and containing 0.29 acres or 12,476 square feet, as per survey by Weatherford and Associates, 1301 Central Court, Hermitage, TN 37076, Paul G. Weatherford, TN R.L.S, #1941, dated March 11, 2005.

Being the same property conveyed to Richard C. Argo by deed from Bill Edwards, Jimmy Jenkins and Lloyd Hainline, Trustees of the Hill's Chapel Church of Christ dated March 23, 2005 and recorded in Deed Book 20050603, Page 0063307, Davidson County Register's Office, Tennessee.

**Tracts 1, 2 and 3** being a portion of the same property conveyed to Richard Carney Argo and Marsha Puckett, Co-Trustees to be held pursuant to the terms of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their Appointees or Issue dated January 29, 2002 by Quitclaim Deed from Richard Carney Argo of record in Instrument No. 20110920-0072680, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.

2. Ingress Egress easement to cemetery shown on plan of record in Book 5190, Page 285, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7499, Page 470, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20040310-0027425, in the Register's Office for Davidson County, Tennessee.