BILL GARRETT, Davidson County
Trans:T20170068482 DEEDWARR
Recvd: 08/08/17 12:45 3 pgs
Fees:18.00 Taxes:222.00
20170808-0081163

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this the 4th day of August, 2017.

Notary Public

My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mehrdad Rabiei 2503 Dickerson Pike Nashville, TN 37207	New Owner	071-03-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, **Smith Family Partnership, a Tennessee general partnership composed of Robert A. Smith, William P. Smith and Joseph P. Garner, General Partners,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mehrdad Rabiei**, 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:

The following property line description of part of the Baxter and Clyde Smith, et al property is a combination of four (4) original lots from the J. B. Haynie's Oriental Subdivision as of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, recently designated as Parcel 159 of Davidson County Property Map 71-03, and is further described as Lot No. 2 according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and revised September 8, 2000 as follows:

BEGINNING at an old iron rod in the westerly margin of a 50' unimproved street named Sultana Avenue, said point also being at the northeasterly terminus of a 10' unimproved alley; thence running with the northerly margin of the 10' unimproved alley, north 86 deg. 03' 46" West 400.00 feet to a new iron rod, said point being the southeast corner of the newly created Lot 1; thence leaving the northerly margin of said alley and running with the easterly boundary of Lot 1, North 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the southerly boundary of Parcel 094 of Metro Property Map 71-03; thence running with the southerly boundary of Parcels 094, 093, 092; 091, 090, and 089, respectively, to a new iron rod in the easterly margin of said unimproved Sultana Avenue; thence running with said easterly margin in a southwesterly direction and with a curve having a central angle of 09 deg. 18' 23", a radius of 400.00 feet, an arc length of 64.97 feet, and a chord bearing and distance of South 19 deg. 51' 51" West, 64.90 feet to the point of beginning, and containing 62,445 square feet, more or less, or 1.433 acres,

more or less.

BEING the same property conveyed to Smith Family Partnership, a Tennessee general partnership composed of Robert A. Smith, William P. Smith and Joseph P. Garner, General Partners, by Warranty Deed from Whitt's Auto Sales, Inc., a Tennessee corporation, dated April 19, 2006, of record in Instrument No. 20060420-0045198, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 0 Dickerson Pike, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) All matters as they may appear on the Plan of record in Book 161, pages 26 and 27, said Register's Office; 4) Easement for Sanitary Sewers and/or Storm Water Drainage of record in Book 4400, page 900, said Register's Office; 5) 100' TVA Overhead Power Transmission Line Easement of record in Book 787, page 53; 6) All matters shown on the unrecorded survey dated 8/1/2000 revised 9/8/2000 by Alpha Group 2000, LC, Gary R. Cummings, RLS #36, including to not limited to the property being within the Special Flood Hazard Zone AE, as shown on said survey; and (7. 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2017.

Smith Family Partnership,
a Tennessee general partnership

By: _____
Robert A. Smith, General Partner

By: _____
William P. Smith, General Partner

By: _____
Joseph P. Garner, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Smith, William P. Smith and Joseph P. Garner, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of Smith Family Partnership, the within named bargainor, a Tennessee general partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Smith Family Partnership, by the said Robert A. Smith, William P. Smith and Joseph P. Garner as its General Partners.

WITNESS my hand and seal at office this 4th day of August, 2017.

Notary Public

My Commission expires:

