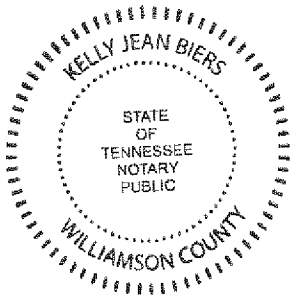
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: May 9 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samad Zanjanipour	Samad Zanjanipour	133-08-O-173.00
(NAME)	(NAME)	
628 Hill Road	628 Hill Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37207	Brentwood, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/17/17 15:06 3 pgs
Fees:18.00 Taxes:687.65
20170817-0084760

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George A. Hale, married and Ronald L. Gabriel, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Samad Zanjanipour and Manigeh M. Mohammadkhah, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 87 on the Plan of Phase I, Valley View Terrace, of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to George A. Hale, married and Ronald L. Gabriel, married, tenants in common by Quitclaim Deed from Howard L. Hale and wife, Evelyn B. Hale and George A. Hale and wife Supak Biabong Hale and Ronald L. Gabriel and wife, Lynn H. Gabriel, dated 08/03/2001, recorded 08/17/2001, of record in Instrument No. 20010817-0089268 and re-recorded on 10/10/2002, of record in Instrument No. 20021010-0124075, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 77, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 5323, Page 310, Amendment of record in Book 5733, Page 375, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (Affecting to both lot) Easement contained in Restrictions of record in Book 3852, Page 562, in the Register's Office for Davidson County, Tennessee. (Affecting to both lot) (3) Easement contained in Deed of record in Book 2907, Page 605, in the Register's Office for Davidson County, Tennessee. (Affecting to both lot) (4) Easement contained in Warranty Deed of record in Book 5173, Page 550, Modification of Restrictive Covenants of record in Book 5329, Page 242, in the Register's Office for Davidson County, Tennessee. (Affecting to both lot) and (5) Restrictive Covenants of record in Book 6400, Page 902, in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 217/219 Norway Terrace, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of August, 2017.

George A. Hale

Ronald L. Gabriel

State of Tennessee
County of Wilson

Personally appeared before me George A. Hale and Ronald L. Gabriel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2017.

Notary Public ~~Tracey Trumphour - MJ~~ Kelly Jean Biers KJB
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

