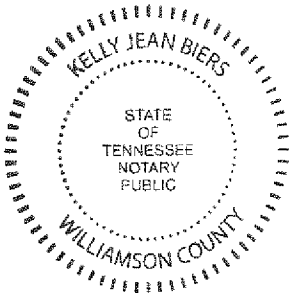
WARRANTY DEED



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	13308017400
(NAME)	(NAME)	
628 Hill Road	628 Hill Road	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37207	Brentwood, Tennessee 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/17/17 16:05 3 pgs
Fees:18.00 Taxes:687.65
20170817-0084808

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. Mohammadkha, 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 Lot 88 on the Plan of Valley View Terrace, Phase 1, 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 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. Grabriel dated August 03, 2001 and recorded August 17, 2001 of record in Instrument Number. 20010817-0089265 and Re-recorded on October 10, 2002 Instrument Number. 20021010-0124076, 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 recorded, as Book 5323, Page 310 and Amended Recorded as Book 5733, Page 375, 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. (3) Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title.

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 216/218 Norway Terrace, Nashville, TN 37211

(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

George A. Hale

Ronald L. Gabriel

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 Kellyjean Biers
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

