WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176149

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Subscribed and sworn to before me, this 23 day of AUGUST, 2017.

Notary Public

My commission expires:
11-3-20

BILL GARRETT, Davidson County
Trans:T20170074244 DEEDWARR
Recvd: 08/25/17 10:06 2 pgs
Fees:13.00 Taxes:1702.00
20170825-0087483

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hamidreza Parsa and Javad Salimi	New owner	**07215004100**
9418 Green Hill Circle		**07215004200** **07215004300**
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Billie Layne Kee Crouch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hamidreza Parsa, a married man and Javad Salimi, a married man, as joint tenants with rights of survivorship

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:

Parcel 1:
This is improved (__X__) property known as 1907 Cahal Avenue, Nashville, TN 37206.

Land in Davidson County, Tennessee, being the Easterly 75 feet of Lots Nos. 37 and 38 in Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office of Davidson County, Tennessee.

Said part of lot adjoin and front together 100 feet on the West side of Burns Avenue and extends back between lines with the North margin of Cahal Avenue 75 feet to a dead line in the rear.

Being the same property conveyed to Billy Kee, by Warranty Deed from Bettie Rogers, as surviving heir of, Albert J. Taylor, deceased, dated May 12, 1987, of record in Book 7236, Page 920, Register's Office for Davidson County, Tennessee. Billy Kee (a/k/a William Pearson Kee) died on 12/21/07, leaving the property to Brenda Lynn Kee Lien and Billie Layne Kee Crouch, by will probated in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket No. 08P-147. See also, Executor's Quitclaim Deed of record in Instrument No. 20100201-0007804. Brenda Lynn Kee Lien conveyed her interest in the property to Billie Layne Kee Crouch by Quit Claim Deed dated 6/6/11, of record in Instrument No. 20110610-0044415, said Register's Office. **Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record. All matters as shown on the plat of record in Plat Book 161, page 98, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Parcel 2:
This is improved (__X__) property known as 2104 Burns Street, Nashville, TN 37206.

Land in Davidson County, Tennessee, being Lot No. 36, on the West side of Burns Avenue, said lot fronting fifty feet on said Avenue and running back between parallel lines, 150 feet to an alley; see plan of Burns' Subdivision of Maxey's Addition to Brownsville, in the 18th District of Davidson County, Tennessee, in Book 161, page 98, said Register's Office.

Being part of the same property conveyed to Billy Kee, by Warranty Deed from Helen McClain and husband, Leon McClain, dated November 2, 1983, of record in Book 6178, Page 1, Register's Office for Davidson County, Tennessee. Billy Kee (a/k/a William Pearson Kee) died on 12/21/07, leaving the property to Brenda Lynn Kee Lien and Billie Layne Kee Crouch, by will probated in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket No. 08P-147. See also, Executor's Quitclaim Deed of record in Instrument No. 20100201-0007804. Brenda Lynn Kee Lien conveyed her interest in the property to Billie Layne Kee Crouch by Quit Claim Deed dated 7/11/11, of record in Instrument No. 20110713-0053429, said Register's Office. **Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record. All matters as shown on the plat of record in Book 161, page 98, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Parcel 3:
This is improved (__X__) property known as 2106 Burns Street, Nashville, TN 37206.

Land in Davidson County, Tennessee, being Lot No. 35, on the West side of Burns Avenue, said lot fronting fifty feet on said Avenue and running back between parallel lines, 150 feet to an alley; see plan of Burns' Subdivision of Maxey's Addition to Brownsville, in the 18th District of Davidson County, Tennessee, in Book 161, page 98, said Register's Office.

Being part of the same property conveyed to Billy Kee, by Warranty Deed from Helen McClain and husband, Leon McClain, dated November 2, 1983, of record in Book 6178, Page 1, Register's Office for Davidson County, Tennessee. Billy Kee (a/k/a William Pearson Kee) died on 12/21/07, leaving the property to Brenda Lynn Kee Lien and Billie Layne Kee Crouch, by will probated in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket No. 08P-147. See also, Executor's Quitclaim Deed of record in Instrument No. 20100201-0007804. Brenda Lynn Kee Lien conveyed her interest in the property to Billie Layne Kee Crouch by Quit Claim Deed dated 7/11/11, of record in Instrument No. 20110713-0053428, said Register's Office. **Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record. All matters as shown on the plat of record in Book 161, page 98, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of 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 in 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. 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 my/our hand(s) this 23rd day of August, 2017

Billie Layne Kee Crouch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Billie Layne Kee Crouch, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2017.

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017