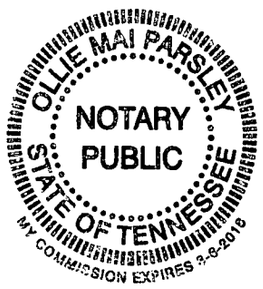
Return to:
Advantage Title And Escrow, Inc
3325 Aspen Grove Dr., Ste 10
Franklin, TN 37067
File# 12303



STATE OF TENNESSEE 20741
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2017.

Notary Public/Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Javad Rabiei	Send Tax Bills To: Javad Rabiei
(Name) 4412 Bass Avenue	(Name) 756 Daisy Lane
(Street Address or Route Number) Nashville, TN 37211	(Street Address) Brentwood TN 37027
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09206064700

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 ACKNOWLEDGED, I/WE, Morteza Shams, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javad Rabiei and Roushanak Pazouki, as joint tenants with right 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:

Bounded on the north by Melvin Winstead, on the west by Albert Whitlowe, on the south by Griffin Owens, on the east by the said Martha Robertson, land there being 1/2 acre of land the same being conveyed to Richard Fillmore, Registered Aug. 12, 1902, No. 271, page 539, Note Book 18, page 125.

The said property in Eight Civil District of Davidson County, Tennessee, and is on the east side of the Nolensville Turnpike Road and is known as the Jake Gragners Tract or parcel of land and being the same property which was conveyed to Martha Andrews and Rufus Andrews, and George Ensley and wife, Lizzie Ensley, by Richard Fillmore and wife, Sarah Fillmore.

BEING the same property conveyed to Morteza Shams by deed from Jennie P. Holt, et all, dated July 12, 2001, and filed of record in Instrument No. 20010717-0075737, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4412 Bass Avenue, Nashville, TN 37211.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 25th day of August, 2017.

Seller
Morteza Shams

BILL GARRETT, Davidson County
Trans:T20170075576 DEEDWARR
Recvd: 08/30/17 09:23 2 pgs
Fees:13.00 Taxes:2960.00
20170830-0089009

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Morteza Shams, the bargainor(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 and official seal at Nashville, Tennessee, this 25th day of August, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018