Bill Garrett Davidson County
Batch# 790 DEEDWARRSP
09/14/2017 10:51:55 AM 4 pgs
Fees: $23.00 Taxes: $2,812.00

20170914-0093948

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Roushanak Pazouki and Mehran Mozaffari 1871 Burland Crescent Brentwood, Tennessee 37027	Same as New Owner	Map-Par. 072-03-0-040.00
This instrument prepared by: Brandi Norred Maiorino, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SUNTRUST BANK, TRUSTEE FOR TRUST U/A KATHERINE SIMMONS ("Grantor"), has bargained and sold, and by these presents do transfer and convey to MEHRAN MOZAFFARI, an individual resident of the State of Tennessee, and ROUSHANAK PAZOUKI, an individual resident of the State of Tennessee, (collectively, "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"); however this reference shall not serve to reimpose the same.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 2017.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

{00048123.1}

This is improved property located at 3708 Gallatin Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 5th day of September, 2017.

GRANTOR:

SunTrust Bank, Trustee for Trust U/A Katherine Simmons

Sita McMurrin

Sita McMurrin, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, duly elected, commissioned, and qualified for the above State and County, the within named Sita McMurrin, with whom I am personally acquainted, and who, upon oath, acknowledged her to be a duly authorized officer of SunTrust Bank, in its capacity as Trustee for Trust U/A Katherine Simmons, the within named bargainer, and that she as such officer, being authorized to do so, executed the foregoing instrument of the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of September, 2017.

Helen McCarley

NOTARY PUBLIC

My Commission Expires: 5-6-19

HELEN MCCARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

{00048123.1}

EXHIBIT A

THE PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 226 & 225B of the Revision of Part of Inglewood Place, as shown on plat of record in Plat Book 4350, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Third National Bank in Nashville, now SunTrust Bank, Successor Trustee U/A Katherine M. Simmons, et al by Warranty Deed of record in Book 4457, Page 615, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

a. Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, encroachments, easements and rights-of-way for public utilities and otherwise, and obligations, liabilities, and restrictions as may appear of record.
b. Davidson County Taxes for the year 2017 for the subject property.
c. All matters shown on the Plan of record in Plat Book 4350, Page 67, Register's Office for Davidson County, Tennessee.
d. All terms and provisions contained in that Memorandum of Lease by and between Third National Bank in Nashville as Trustee under agreement for Katherine Simmons, Lessor, and SHONEY'S INC., Lessee, dated June 23, 1989, of record in Book 7880, Page 578, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.
e. All terms and provisions contained in that Memorandum of Amendment to Lease of record in Instrument No. 20121207-0113034, Register's Office for Davidson County, Tennessee.