THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 33875-08-2017~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Jennifer Welch Affiant Subscribed and sworn to before me this 14th day of September, 2017. Notary Public My Commission Expires: 1-6-20 JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Farzin Ferdowsi, Ziba Ferdowsi 104 Westhampton Place Nashville, TN 37205	**Send Tax Bills To:** 1728 General George Patton Blvd. New Owner Brentwood TN 37027	**Tax Information:** Map and Parcel No.: 116 07 0 101 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly W. Hanselman and husband, Richard W. Hanselman,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Beverly W. Hanselman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farzin Ferdowsi and Ziba Ferdowsi, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Westhampton Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 1276 **DEEDWARR**
09/15/2017 11:17:09 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00

20170915-0094547

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of September, 2017.

Beverly W. Hanselman

Richard W. Hanselman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly W. Hanselman and Richard W. Hanselman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2017.

Notary Public

My Commission Expires: July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Westhampton Place, as of record in Book 3700, pages 95 and 96, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the easterly side of Westhampton Place and extends back 244 feet on the northerly line and 300.2 feet on the southerly line to a dead line in the rear measuring 160.2 feet thereon.

Being the same property conveyed to Richard W. Hanselman and wife, Beverly W. Hanselman by deed dated July 1, 1980 from Joanne Cribbs Welch, unmarried of record in Book 5619, page 738, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 13, 1991 in Book 8510, page 51, Register's Office for Davidson County, Tennessee, Richard W. Hanselman conveyed his interest in subject property to Beverly W. Hanselman.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 07 0 101 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 101 00.
3. All matters appearing on the Plan of record as Book 3700, pages 95 and 96, Register's Office for Davidson County, Tennessee.