THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2017.

Notary Public

My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 22182 **DEEDWARR**
11/06/2017 08:19:17 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20171106-0113347

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamid Rabiee 5907 Charlotte Pike Nashville, TN 37209	New Owner	119-5-10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **STS Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hamid Rabiee, a Tennessee resident**, 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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Nolensville Pike and Peachtree Street being all of Lot 2 and a part of Lot 1 as shown on the Plan of W. C. Hall Subdivision of Part of Lot No. 31 of Cumberland Nurseries of record in Plat Book 547, Page 121, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Peachtree Street at the common corner of Lots 2 and 3 of said W. C. Hall Subdivision:

Thence, leaving said margin with the west line of Lot No. 3 belonging to Jean Alexander of record in Deed book 8086, Page 798, Register's Office for Davidson County, Tennessee, S 02 degrees 12' 43" W, 145.30 feet to a point in the north line of Young Brothers Construction Co. of record in Deed Book 10155, Page 18, Register's Office for Davidson County, Tennessee;

Thence, with said Young Brothers, N 87 degrees 00' 00" W, 91.87 feet to an iron pin in the easterly margin of Nolensville Pike;

Thence, with said margin, N 24 degrees 00' 00" W, 144.58 feet to a point;

Thence, with a curve concave to the east having a central angle of 116 degrees 14' 27", a radius of 10.00 feet and a chord of N 34 degrees 07' 26" E, 16.98 feet for an arc length of 20.29 feet to a point in the south margin of Peachtree Street;

Thence, with said margin, S 87 degrees 45' 08" E, 146.74 feet to the point of beginning, containing 18,345 square feet or 0.42 acres, more or less.

Being the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company by General Warranty Deed from James W. Cameron III, Trustee for the 2400 Nolensville Road Trust, with full power to sell, convey, transfer, lease, mortgage or encumber without necessity of the joinder of any beneficiary, dated October 30, 2008, recorded November 3, 2008, of record in Instrument No. 20081103-0109204, Register's Office for Davidson County, Tennessee.

This is Improved property located at: 2400 Nolensville Pike, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2017.

STS Property Group, LLC,
a Tennessee limited liability company

By: _____
Hamid Toloogolzari, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member of STS Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the STS Property Group, LLC, by the said Hamid Toloogolzari as its Member.

WITNESS my hand and seal at office this 3rd day of November, 2017.

_____
Notary Public

My Commission expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021