WARRANTY DEED

Bill Garrett Davidson County
Batch# 27432 DEEDWARR
11/17/2017 01:57:40 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171117-0118416

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad Memari	Mohammad Memari	060-15-0-053.00
(NAME)	(NAME)	
5705 Scout Drive	5705 Scout Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael H. Terry, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mohammad Memari and Fatemah Ebrahimi, husband and wife**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Property located at 2707 Dickerson Pike in the City of Nashville, 8th Councilman District of Davidson County, Tennessee. Being shown as part of Lot 59 on the Map of Capitol View Subdivision of record in Book 974, Page 52, R.O.D.C., TN. Being shown as parcel 53.00 on Davidson County Property Map 60-15 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated November 8, 2017, and known as Job No. 17110, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Dickerson Pike at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of the Terry G. Burton property of record in Book 20070810-0095953, R.O.D.C., TN. (Map 60-15 Parcel 52.00) Said beginning point being located approximately 181.7' in a southerly direction, as measured along the easterly right-of-way of Dickerson Pike, from the southerly right-of-way of Lorainne Avenue. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Dickerson Pike, with the southerly line of Burton, S 77°15'00" E 110.00' to an existing iron pin in the westerly right-of-way of Brunswick Drive. Said pin being the Northeast corner of the herein-described tract and the Southeast corner of Burton. Thence, leaving the line of Burton, along the westerly right-of-way of Brunswick Drive, S 05°36'00" W 76.30' to an iron pin set. Thence, continuing along said right-of-way, S 16°57'22" E 77.80' to an iron pin set at the Southeast corner of the herein described tract. Said pin being the Northeast corner of the Michael Terry property of record in Book 20030108-0003127, R.O.D.C., TN. (Map 60-15 Parcel 56.00). Thence, leaving the right-of way of Brunswick Drive, along the northerly line of Terry, N 80°07'41" W 158.70' to an existing iron pin in the easterly right-of-way of Dickerson Pike at the Southwest corner of the herein-described tract and the Northwest corner of Terry. Thence, leaving the line of Terry, along the easterly right-of-way of Dickerson Pike, N 12°55'13" E 151.25' to the POINT OF BEGINNING, containing 18,727 square feet.

Being the same property conveyed to Michael H. Terry by Quit Claim Deed dated 10/30/2002 from Katherine

Richmond of record in Instrument 20030108-0003125, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 974, Page 52, Register's Office for Davidson County, Tennessee.
No insurance is afforded as to the exact acreage contained in the property described herein. Rights of others under any unrecorded leases.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2707 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand this 14th day of November, 2017.

Michael H. Terry

State of Tennessee
County of Wilson

Personally appeared before me Michael H. Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2017.

Debbie A. Mitchell

Notary Public
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122