File Box 24 B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32495 **DEEDWARR**
12/04/2017 08:24:16 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20171204-0123062

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

F. Reshad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 10/12/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamid Toloogolzari	NEW OWNERS	0820209400
(NAME)	(NAME)	
9479 Chesapeake Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Damado Incorporated, an Ohio Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamid Toloogolzari and Firouzeh Reshad, as husband and wife,** 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 Lot No. 2 on the plan of Whites Creek Pike Subdivision, being a Resubdivision of Lot No. 5 on the Revised Plan of Section 2 Cleveland Street Commercial Plat, Plat Book 6900, page 51, R.O.D.C., and Lots No. 31 & 32 on the Plan of J. R. Love and E. A. Hall Subdivison of a part of the Brown Tract, Book 421, page 130, R.O.D.C., as of record in Instrument No. 20061020-0130387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Damado Incorporated by deed from H. Mark Hill dated 7/18/02, of record in Instrument No. 20020809-0096263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Seller to pay 2017 County Taxes all future taxes to be assumed by the Grantees; all matter of record on the plans of record in Book 421, page 130, Book 6900, page 51, and Instrument No. 20061020-0130397, said Register's Office. Subject to Ingress and Egress Easement as set out in Instrument No. 20020809-0096263, said Register's Office. Subject to Easement and Lease retained by William M. Coats in the Lease Agreement executed by and between William M. Coats, Lessor, and National Advertising Company, Lessee, of record in Book 10562, page 186, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1014 Whites Creek 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 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. 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/our hands this 29 day of November, 2017.

DAMADO INCORPORATED

By: Douglas A. Beck

Douglas A. Beck, Director

NOTARIAL SEAL STATE OF OHIO

Kendy A. Troiano
Notary Public, State of Ohio
My Commission Expires 09-19-2019

State of Ohio
County of Franklin

Personally appeared before me, a notary public in and for the state and county aforementioned, Douglas A. Beck, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Director of Damado Incorporated, an Ohio corporation, and that he as such Director executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as a Director.

WITNESS my hand and seal this 28th day of November, 2017.

Kendy A. Troiano
Notary Public
My Commission Expires: 09-19-2019

File No.: 2017-064