RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 32704 DEEDWARR
12/04/2017 12:45:43 PM 2 pgs
Fees: $13.00 Taxes: $1,452.25

20171204-0123369

SolmonParks File No. 80170141

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $392,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2017.

Notary Public

My commission expires: 8-20-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ali Ramezanali and Seyedeh Sara Esmaeili	Tennessee Savings Bank	141-12-0E-038.00-CO
7352 River Bend Road	611 East College Street	
Nashville, TN 37221	Dickson, TN 37055	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Edwin K. Gardner and Tammy L. Gardner, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ali Ramezanali and Seyedeh Sara Esmaeili, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 36 on the Plan of Harpeth Crest Subdivision (formerly Max Vinson Property) a Cluster Lot Development of record in Plat at Instrument No. 20020403-0040556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edwin K. Gardner and wife, Tammy L. Gardner, by Warranty Deed from Elden A. Hale, Jr. and wife, Nancy S. Hale, of record as Instrument No. 20090911-0085035 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7352 River Bend Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Harpeth Crest Subdivision (formerly Max Vinson Property) a Cluster Lot Development of record as Instrument No. 20020403-0040556 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of November, 2017.

Edwin K. Gardner

Tammy L. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Edwin K. Gardner and Tammy L. Gardner, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of November, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 80170141

SP 11/2015