BOX 29

Bill Garrett Davidson County
Batch# 50013 DEEDWARR
01/22/2018 12:05:26 PM 7 pgs
Fees: $38.00 Taxes: $2,960.00
20180122-0006385

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Hassan M. Eslami
Javad Ramezanifar
15 Missionary Drive
Brentwood, TN 37027

Send Tax Bills to: and
New Owner(s)
Javad Ramezanifar
856 Lakemont Drive
Nashville, TN 37220

Map-Parcel:
10600007600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Lynn G. Lent, Successor Trustee of the Irrevocable Trust Agreement for the Benefit of Joan G. Shapiro, a 25% interest; Lynn Guttman Lent, Trustee of The Lynn Guttman Lent Trust -2016, a 25% interest; Marvin C. Cypress and Joan G. Cypress, Co-Trustees of The Gold Cypress Living Trust Agreement, a 16.67% Interest; Laurence L. Cypress, a 16.67% interest and David E. Cypress, a 16.66% interest,** have bargained and sold, and by these presents do transfer and convey unto **Hassan M. Eslami and Javad Ramezanifar**, hereinafter called the Grantee(s), its successors 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 Davidson County, Tennessee, being a part of the southwest corner of the Dower tract of 18 acres and 147 poles as shown on the Plan of the lands of Ed Vaughn, deceased, as of record in Plat Book 1, page 89, Chancery Court and described partly according to a survey thereof made by James A. Hamilton Jr., Surveyor, dated September 23, 1952, as follows:

Beginning at an iron pin in the northerly margin of Murfreesboro Pike at the southeast corner of the property conveyed to George Cole by deed of record in Book 3503, page 59; thence along Cole's westerly line, North 34 deg. 59 min. East 200 feet to Cole's northwest corner; thence along his northerly line, South 45 deg. 45 min. East 100 feet to a point in the westerly line of land formerly owned by Tennessee Industrial School, now a Motor Court; thence with the westerly margin of the same, North 34 deg. 59 min. East 117.6 feet to a stake in the south boundary of the property owned by the State of Tennessee, being the Tennessee Industrial School property; thence with the same, North 71 deg. 46 min. West 477.3 feet to an iron pin; thence South 16 deg. 44 min. West 131.6 feet to an iron pin in the northerly margin of Murfreesboro Pike; thence with the same, along a slight curve, easterly 320.4 feet to the beginning.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Louise Utley Hobson, a widow, dated April 16, 1968, and filed in Book 4229, page 605, said Register's Office.

BEING the same property conveyed to Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro of Ouray County, Colorado and the Lent 2002 Family Trust U/D/T of Marin County, California, each a 25% interest by Quitclaim Deed from Jerome B. Guttman and the Jerome B. Guttman Revocable Trust dated January 18, 2008, and filed in Instrument No. 20080124-0007705, said Register's Office. Lynn Guttman Lent, Trustee for Lent 2002 Family Trust U/D/T conveyed all interest to Lynn Guttman Lent Revocable Trust-2016 by Quitclaim Deed dated October 25, 2017, and filed in Instrument No. 20171101-0112040; and

BEING the same property conveyed to David E. Cypress, Marvin C. Cypress and Laurence L. Cypress, retaining a life estate, by Quitclaim Deed dated October 1, 1996, and filed in Book 10219, page 377 as re-recorded in Book 10385, page 147 and by Quitclaim Deed dated January 2, 1997 and filed in Book 10311, page 868, said Register's Office. The said Marvin C. Cypress having conveyed his interest to The Gold Cypress Living Trust by Quitclaim Deed dated November 27, 2017, and filed in Instrument No. 20171205-0124042, said Register's Office.

THIS conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as: 880 & 888 Murfreesboro Pike, Nashville, TN 37217

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 whosoever.

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 as of the date shown on the Notary Form.

David E. Cypress

Laurence L. Cypress

WITNESS my hand as of the date shown on the Notary Form.

Lynn G Lent, Trustee

Lynn Guttman Lent, Trustee of The Lynn Guttman Lent Revocable Trust - 2016

JAKOB HOLCOMBE
MY COMMISSION # GG 058034
EXPIRES: December 27, 2020
Bonded Thru Budget Notary Services

Lynn G Lent, Trustee

Lynn G. Lent, Successor Trustee of The Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

JAKOB HOLCOMBE
MY COMMISSION # GG 058034
EXPIRES: December 27, 2020
Bonded Thru Budget Notary Services

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn G. Lent, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January, 2018.

My Commission Expires:
December 27, 2020

Jakob Holcombe
Notary Public

DL # V9103853

JAKOB HOLCOMBE
MY COMMISSION # GG 058034
EXPIRES: December 27, 2020
Bonded Thru Budget Notary Services

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Guttman Lent, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January, 2018.

My Commission Expires:
December 27, 2020

Jakob Holcombe
Notary Public

DL# V9103853

JAKOB HOLCOMBE
MY COMMISSION # GG 058034
EXPIRES: December 27, 2020
Bonded Thru Budget Notary Services

WITNESS my hand as of the date shown on the Notary Form.

Marvin C. Cypress, Co-Trustee of The
Gold Cypress Living Trust

Joan G. Cypress, Co-Trustee of The
Gold Cypress Living Trust

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin C. Cypress and Joan G. Cypress, Co-Trustees, the within named bargainor, 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 and official seal at office, this 11 day of Janaury, 2017.

My Commission Expires: 3/30/2021 Notary Public

OFFICIAL STAMP
PHILIP SHANE HARDISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 960874
MY COMMISSION EXPIRES MARCH 30, 2021

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, David E. Cypress, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of January, 2018.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence L. Cypress, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 12th day of January, 2018.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Sworn to and subscribed before me
this 12th day of January, 2018.

Notary Public

My Commission Expires:
3/6/18

