Bill Garrett Davidson County
Batch# 53188 DEEDWARRSP
01/30/2018 01:41:38 PM 4 pgs
Fees: $23.00 Taxes: $2,023.90
20180130-0009512

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Abdollah Akbari 913 Kable Circle Nashville, TN 37211	SAME	Map: 119.05 Parcel: 039.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FARAN FERDOWSI**, a married man (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ABDOLLAH AKBARI,** a married man (the "Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his successors, heirs, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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.

WITNESS Grantor's hand, this 25 day of January, 2018.

FARAN FERDOWSI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, FARAN FERDOWSI, with whom I am personally acquainted (or who 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, at office, this 25 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 11/3/2020

CARRIE POFFENBERGER NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE Nov 03, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $547,000.00.

Affiant

Subscribed and sworn before me this 25 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 11/3/2020

CARRIE POFFENBERGER NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE Nov 03, 2020

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Young Brothers Const. Co., as shown on plat of record at Instrument No. 200007260073963, Register's Office for Davidson County, Tennessee; and formerly being part of Lot 31 on the Plan of Cumberland Nurseries Subdivision, of record in Book 161, Pages 112 and 166, in the Register's Office for Davidson County, Tennessee, and to which Plat reference is hereby made for a more complete and accurate description of subject property.

Being the same property conveyed to Faran Ferdowsi, by Deed from Khadijeh Lotfinia a/k/a Khadijeh Lofinia, recorded at Instrument No. 20150129-0008560, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current year real property taxes.

2. Subject to all matters shown on the Plan of record as Instrument No. 200007260073963, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan of Nashville and Davidson County, Tennessee, of record in Book 4100, page 478 and Book 4100, Page 482, Register's Office, Davidson County, Tennessee.