THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24365

Bill Garrett Davidson County
Batch# 59604 **DEEDWARR**
02/15/2018 03:42:05 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00

20180215-0015073

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **320,000.00**.

Angelica Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zeravan Hekari	new owner	MAP
7410 George E. Horn Rd		PARCEL 128-00-0-010-05
Nashville, TN 37221-1112		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Parrott Family Properties, LLP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zeravan Hekari** and Shohan Ama Hawramy, 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:
Land in Davidson County, Tennessee, described as follows:

Beginning in the northerly margin of Interstate 40, at a concrete monument (station 309 + 001) and running thence North 66 deg. 40 minutes West, 150 feet to a concrete monument; thence North 60 deg. West, 411 feet to an iron pin in the East line of W.F. Rust; thence with his line North 2 deg. 30 minutes East, 175 feet with a fence to an iron pin; thence South 60 deg. 30 minutes East, 635 feet to an iron pin in the margin of Interstate 40; thence with said margin of Interstate 40 and on a line with a radius of 4,554.7 feet southwesterly 160 feet to the beginning, containing 2.2 acres, more or less.

Being the same property conveyed to Janis C. Parrott and Dorothy Elaine Murray, as tenants in common by Executor's Deed from Janis C. Parrott and Dorothy Elaine Murray, Coexecutrix for Margaret L. Murray of record in Instrument No. 20130320-0027714 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 20, 2013.

Being the same property conveyed to Janis C. Parrott by Quitclaim Deed from Dorothy E. Murray of record in Instrument No. 20130320-0027715 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 20, 2013.

Being the same property conveyed to Parrott Family Properties, LLP by Quitclaim Deed from Janis C. Parrott of record in Instrument No. 20130605-0057182 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 5, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7410 George ~~East~~ Horn Rd, Nashville, TN 37221-1112.**

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 our hand(s) this the 9th day of February, 2018.

Parrott Family Properties, LLP

Janis C. Parrott

Janis C. Parrott

Autumn Margaret Parrott

Autumn Margaret Parrott

Ashley Colby Parrott Persell

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 **Janis C. Parrott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

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 **Autumn Margaret Parrott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7410 George East Horn Rd, Nashville, TN 37221-1112.**

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 hand( ) this the 9th day of February, 2018.

Parrott Family Properties, LLP

_____

Janis C. Parrott

_____

Autumn Margaret Parrott

* Ashley Colby Parrott Persell

Ashley Colby Parrott Persell

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal this the _____ day of February, 2018.

My Commission expires: _____

_____
Notary Public

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal this the _____ day of February, 2018.

My Commission expires: _____

_____
Notary Public

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Colby Parrott Persell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9 day of February, 2018.

My Commission expires: March 14, 2021

Jay Jin-A Park
Notary Public

OFFICIAL STAMP
JAY JIN-A PARK
NOTARY PUBLIC-OREGON
COMMISSION NO. 959403
MY COMMISSION EXPIRES MARCH 14, 2021