Bill Garrett Davidson County
Batch# 83429 DEEDWARRSP
04/20/2018 02:59:45 PM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20180420-0037590

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mohammad T. Nazemi c/o Tennessee Imports, Inc. 4315 Nolensville Road Nashville, TN 37211	same	17208004300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

M. T. Nazemi
Affiant

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 20th day of April, 2018.

Lisa K. Brian
Notary Public
My Commission Expires: Mar. 8, 2021

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **Randle N. Foster** and **Joan F. Meeks**, Co-Trustees of The Forest Acres Estates Trust, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey to **Mohammad T. Nazemi**, hereinafter called the GRANTEE, the real property located in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A

This is unimproved property commonly known as Nolensville Pike, Nashville, Tennessee 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns in fee simple forever.

GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT B

GRANTOR further covenant and bind themselves to warrant and forever defend the title to the said land to the GRANTEE against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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 the execution of this Special Warranty Deed as of this 20th day of April, 2018.

Randle N. Foster, Co-Trustee of The Forest Acres Estates Trust

Joan F. Meeks, Co-Trustee of The Forest Acres Estates Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Randle N. Foster and Joan F. Meeks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of The Forest Acres Estates Trust, and that they, as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Franklin, Tennessee, this the 20th day of April, 2018.

Notary Public

My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

EXHIBIT A

Land in the Sixth Civil district of Davidson County, Tennessee, and being a Lot designated "For Future Development" on the plan of Forest Acres Estates, Section One, of record in Book 3700, Page 2, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Nolensville Road, said point being the northeast corner of Lot No. 18 on the plan of Forest Acres, Section One, above mentioned: thence North 86 deg. 42' 00" west 102.33 feet to a point; thence North 22 deg 55' 30" west 210.91 feet to a point; thence North 15 deg 19' 30" west 205.23 feet to a point; thence north 48 deg 38' 30" east 198.90 feet to a point; thence north 87 deg 55' 30" east 95.08 feet to a point in the westerly margin of Nolensville Road; thence with said margin southwardly 533.14 feet, more or less, to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance of record in Instrument No. 20171024-0108922, as corrected in Instrument No. 20171102-0112551, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Randle N. Foster and Joan F. Meeks as Co-Trustees of The Forest Acres Estates Trust by Quitclaim Deed of record in Instrument No. 20131231-0131192, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3874, Page 704, Register's Office of Davidson County, Tennessee; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7572, Page 266, in the Register's Office for Davidson County, Tennessee.

5. Easements in Warranty Deed of record as Instrument No. 20171024-0108922, as corrected in Instrument NO. 20171102-0112551, said Register's Office.

6. Terms and provisions of Limited Use Agreement, by and between Hickory Woods Apartments, L.P. and Pope Family, L.P., of record in Instrument No. 200205220062589, in the Register's Office of Davidson County, Tennessee.