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

Bill Garrett Davidson County
Batch# 84576 DEEDWARRSP
04/25/2018 11:39:34 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20180425-0038976

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	17208002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

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, **Thomas Campbell** and **Dena Campbell**, 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 improved property commonly known as 401 Kinhawk Drive, 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.

Thomas Campbell

Dena Campbell

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, Thomas Campbell and Dena Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
1-8-19

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southerly margin of Kinhawk Drive, common corner of Lots Nos. 5 and 6; thence in an Easterly direction along said Drive, 105.0 feet to a point; thence around a curve 39.0 feet to a point in the Westerly margin of Nolensville Road; thence in a Southerly direction along said road 175.0 feet to a point; thence in a Westerly direction, 95.08 feet to a point; thence in a Northerly direction 189.98 feet to the point of beginning.

Being the same property conveyed to Thomas Campbell and Dena Campbell by Warranty Deed of record as Instrument No. 20160815-0084859, Register's Office for 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. 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 7597, Page 774, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Water Mains and Appurtenances of record in Instrument No. 20031218-0180320, in the Register's Office for Davidson County, Tennessee.
6. Amended Setback Line of record in Book 4535, Page 778, Register's Office for Davidson County, Tennessee.