This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2053

Bill Garrett Davidson County
Batch# 109772 DEEDWARR
06/28/2018 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20180628-0062360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

JABAR ZAWITA
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2018

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jabar Zawita ~~4960 Alexis Drive~~ ~~Antioch, TN 37013~~ 1508 GOLDFINCH CIR. HERMITAGE, TN. 37076	New Owner	060-15-0-059 AND 060-15-0-060

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hamid Toloogolzari and Firouzeh Reshad, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jabar Zawita**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED Exhibit A

This is unimproved property located at: **2701 Dickerson Pike, Nashville, TN 37207.**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2018.

GRANTOR:

Hamid Toloogolzari

F. Reshad

Firouzeh Reshad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Hamid Toloogolzari and Firouzeh Reshad, the maker, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of June, 2018.

O M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

I.M. [illegible]

Notary Public

My Commission expires: 3/8/2022

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: 06015006000

Being Lot No. 259 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Beginning at a point in the Easterly margin of Dickerson Pike at the corner of Lot Nos. 259 and 260; thence with the line between said lots, Easterly 128 feet to the line of Lot No. 261; thence with the line between Lots 259 and 261, Southerly 63.4 feet to the North margin of Dellway Drive; thence with the margin of the same Westerly 109.1 feet to the beginning of a curve; thence around said curve, Northwesterly 32.4 feet to the Easterly margin of Dickerson Pike; thence with the margin of the same Northerly 42.5 feet to the point of beginning.

Tract 2: 06015005900

Being Lot No. 260 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Said Lot No. 260 fronts 65 feet on the Easterly side of Dickerson Pike and runs back between lines, 125 feet on the North line and 128 feet on the South line, to the West line of Lot No. 26, measuring 79.7 feet thereon.

Being the same property conveyed by Warranty Deed from Think Tank Holdings, LLC, a Tennessee limited liability company to Hamid Toloogolzari and Firouzeh Reshad, husband and wife, as recorded on the 30th day of June, 2017 in Instrument No. 20170630-0066300 and Warranty Deed from Kudzu Real Estate, Inc. to Think Tank Holdings, LLC, a Tennessee Limited Liability Company, as recorded on the 29th day of November, 2016 in Instrument No. 20161129-0125225, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
(Permitted Exceptions)

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION II, as recorded in Plat Book 1130, Page(s) 92 and 93, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY