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

File Number: 1-18-2226

Bill Garrett Davidson County
Batch# 112516 DEEDWARR
07/03/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180703-0064723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018

Notary Public
My Commission Expires: 3/8/2021

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ebrahim Balafkandeh 2009 Argo Ln Nashville TN 37211	New Owner	147-07-0-077.00

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, I, **Linda C. Pratt**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Ebrahim Balafkandeh**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on the Map showing T.C. Cook's Re-Subdivision of Part of The B.F. Cook Old Home Place, as of record in Book 574, Page 163, Register's Office for said County.

Said Lot No. 6 fronts 52.7 feet on the Westerly side of the Nolensville Road, and runs back between lines 229.2 feet on the Northerly line with the Southerly margin of an unnamed Avenue and 304.4 feet on the Southerly line to a dead line and measures 51.33 feet on said dead line.

Being the same property conveyed to Linda Pratt by Quitclaim Deed from William Pratt, Tommy Pratt, Aubrey Pratt, Linda C. Pratt, and Linda D. Pratt, dated April 18, 1997, recorded November 3, 1997, of record in Book 10067, Page 108, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4401 Nolensville Pike, Nashville, TN 37211**.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

GRANTOR:

Linda C. Pratt

Linda C. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda C. Pratt, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2018.

J. M. Corriveau
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

J. M. Corriveau
Notary Public
My Commission expires: 3/8/2021

201807030064723

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.

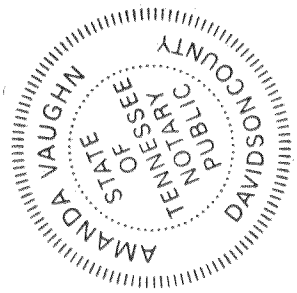
Signature

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)