CON-181597

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Y Johnson Davidson County
Batch# 151394 DEEDWARRSP
10/15/2018 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20181015-0101852

31168-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
White Bridge Properties, LLC 618 River Rouge Drive Nashville, TN 37209	New Owner	10302004400

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Asghar Mahdavi** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **White Bridge Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot number 13 on the Map of West Nashville Realty Company's Subdivision of J.W. Dodson Estate, being part of Lot number 20 on the map of C.C. Vernon Farm and described as according to a survey of Z.J. Wilkinson, Surveyor, dated May 21, 1946, as follows:

BEGINNING at a point in the easterly margin of White Bridge Road at the corner of Lots number 12 and 13; thence, with the line between said lots easterly 194 feet to a point; thence, northerly 62.2 feet to a corner of Lots number 13 and 14; thence, with the line between said lots westerly 200.8 feet to the easterly margin of White Bridge Road; thence, with the margin of same 60 feet to the POINT OF BEGINNING.

BEING all of the same property conveyed to Asghar Mahdavi by Deed dated October 15, 2007 from David M. Baldwin, unmarried, of record in Instrument No. 20071018-0123679, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 332 White Bridge Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of said land; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the said land Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5 day of October, 2018.

Asghar Mahdavi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On October 5, 2018 before me, DULCE VILLANUEVA, NOTARY PUBLIC.
(insert name and title of the officer)
personally appeared Asghar Mahdavi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(i~~es~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DULCE VILLANUEVA
Notary Public - California
Los Angeles County
Commission # 2153432
My Comm. Expires May 16, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 10th day of October, 2018.

Notary Public
My Commission Expires: _____

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-28-2019

201810150101852

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 10302004400.

3. All Matters as shown on the Plan, of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement to the City of Nashville, of record in Book 3464, Page 374, said Register's Office.

5. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4402, Page 997, said Register's Office.

6. A temporary construction easement and a permanent slope easement to the Metropolitan Government of Nashville and Davidson County, as set out in the Order, of record in Book 11403, Page 490, said Register's Office.

True Copy Certification

I, Penny Y. Ray, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY