THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34463-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,137,500.00. Affiant Subscribed and sworn to before me this 31st day of October, 2018. Notary Public My Commission Expires:

GEORGE MUDTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Amir Abtahi Morgan Abtahi 276 Harding Place Nashville, TN 37215	**Send Tax Bills To:** SunTrust Bank 901 Semmes Ave Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 130 06 0 009 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brigitte B. Hubbard and husband, W. Brooks Hubbard,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Brigitte Hubbard ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amir Michael Abtahi and Morgan Elizabeth Abtahi , husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 276 Harding Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 155609 DEEDWARR
10/31/2018 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $4,208.75
20181031-0107996

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2018.

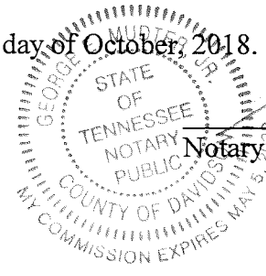
Brigitte B. Hubbard

W. Brooks Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brigitte B. Hubbard and W. Brooks Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Brooks Hubbard and wife, Brigitte B. Hubbard by deed dated March 31, 1999 from John Thompson Fort, Jr. and wife, Cynthia M. Fort of record in Book 11416, page 664, Register's Office for Davidson County, Tennessee. Being further conveyed to Brigitte Hubbard by Quitclaim Deed Terminating Tenancy By Entirety dated August 15, 2006 from Meredith M. Griffith, Trustee of record in Instrument No. 20060828-0105906. Brigitte Hubbard and Brigitte B. Hubbard are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2019 and subsequent years. Map and Parcel No. 130 06 0 009 00.
2. All matters appearing on the Plan of record as Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Alyssa Rayne, 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, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

