Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2018

Notary Public
My commission expires: 12-4-21

JONATHON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Y Johnson Davidson County
Batch# 174657 DEEDWARR
12/17/2018 10:09:57 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20181217-0122271

Address of New Owner:	Send Tax Bills to:	Tax Information
Mojtaba Rabiei 605 Old Hickory Blvd E Madison, TN 37155	Same	043-14-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Hossein Moradipour,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mojtaba Rabiei,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the east 50 feet of the south 150 feet of Lot No. 24 and the westerly 30 feet of the south 150 feet of the Lot No. 25 on the Map of Miss Pha R. Bixer's Subdivision, not of record, and described as follows:
>
> Beginning at a point in the north margin of Old Hickory Boulevard, or New Bridge Road, 50 feet east of Hankins Street; thence northerly and parallel to Hankins Street 150 feet to a point; thence easterly 80 feet; thence southerly parallel to Hnakins Street 150 feet to the north margin of Old Hickory Boulevard, or New Bridge Road; thence with the margin of the same, westerly 30 feet to the point of beginning.
>
> Being the same property conveyed to Hossein Moradipour by Warranty Deed from John H. Yoon and wife, Susie M. Yoon, dated August 22, 2016 of record as Instrument No. 20160830-0090924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 605 Old Hickory Blvd E, Madison, TN 37155

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this the 14th day of December, 2018.

Hossein Moradipour

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hossein Moradipour,** the bargainor(s), 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 and official seal at Brentwood, Tennessee, this the 14th day of December, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018106021

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD