Karen Johnson Davidson County
Batch# 202773 DEEDWARRSP
03/06/2019 01:45:22 PM 5 pgs
Fees: $28.00 Taxes: $562.40
20190306-0020592

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Haedar Nasser 9176 Carissa Drive Brentwood, TN 37027	Haedar Nasser 9176 Carissa Drive Brentwood, TN 37027	181 11 0B 102.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fariborz Akbari**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Haedar Nasser**, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved real property located at 9176 Carissa Drive, Brentwood, Tennessee 37027.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns,

against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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.

Witness the execution of this Special Deed by the undersigned this the 13th day of February, 2019.

GRANTOR:

Fariborz Akbari

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Fariborz Akbari, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 13th day of February, 2019.

Notary Public

DAVID ASHKAZARY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 8/27/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $152,000.00.

Affiant

Sworn to and subscribed before me this 6th day of March, 2019.

Notary Public

My Commission Expires: 5-5-20

TAMMY L. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat Concord Place II, Phase 3 Carter Property of record in Plat at Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fariborz Akbari by warranty deed from Mehran Mozaffari and wife, Roushi Pazouki of record at Instrument No. 20150102-0000404, Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 2, 2015.

Exhibit B

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office for Davidson County, Tennessee.

3. Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee.