Karen Johnson Davidson County
Batch# 204833 DEEDWARR
03/12/2019 10:49:07 AM 2 pgs
Fees: $13.00 Taxes: $277.50
20190312-0022488

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-4603

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bahman Barati and Shahnaz Soroush (NAME)	New Owner (NAME)	025-00-0-155
1900 Liberty Square (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **LH Rushing, Trustee of The Rosetree Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bahman Barati and Shahnaz Soroush, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, being Tract No. 2 according to an unrecorded survey by Marshall H. Ragan, License No. 332, dated February 14, 1978, described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Pike, said point being the northeast corner of the Nashville Electric Service property as recorded in Book 2991, Page 153, Register's Office for Davidson County, Tennessee; thence North 50 degrees 00' 12" West 314.12 feet to an iron pin; thence North 19 degrees 32' 00" East 33.15 feet to an iron pin; thence South 70 degrees 28'00" East 294.30 feet to an iron pin on the Westerly margin of Dickerson Pike; thence along said westerly margin of Dickerson Pike South 19 degrees 32'00" West 142.97 feet to the point of beginning containing 0.59 acre, more or less.

Being the same property conveyed by Quitclaim Deed from LH Rushing, Trustee of the Rosetree Trust to LH Rushing, Trustee of the Rosetree Trust, as recorded on the 30th day of August, 2017 in Instrument No. 20170830-0089245; Order Granting Default Judgment to Quiet Title recorded at Instrument No. 20061205-0149684; Quitclaim Deed from James W. Ayers to Rosetree Trust, a Tennessee trust, as recorded on the 5th day of April, 2004 in Instrument No. 20040405- 0038057; Final Decree Confirming Sale recorded at Instrument No. 20020911-0110902 and part of Warranty Deed from Frank R. Tinnon and wife, Sara Wade Tinnon; and W. C. Moncrief, Jr., and wife, Jacquelyne R. Moncrief to Dan F. Sanders, William H. Bell, Jr., and James W. Ayers, as recorded on the 14th day of June, 1978 in Deed Book 5298, Page 329, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 829 N. Dickerson Pike, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 8th day of March, 2019.

The Rosetree Trust

By: _____
LH Rushing, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named LH Rushing, Trustee, of The Rosetree Trust, with whom I am personally acquainted, and who acknowledged that LH Rushing executed the within instrument for the purposes therein contained and who further acknowledged that LH Rushing is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2019.

_____
Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066