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. 34829-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2019. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Ahmad Khansari, Sharzad Toghraie 617 Lamar Drive Nashville, TN 37205	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** Map and Parcel No.: 115 07 0 064 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, **Gary S. Solomon and Kristy L. Solomon, husband and wife**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Ahmad C. Khansari and Shahrzad Toghraie, 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 617 Lamar Drive, Nashville, TN 37205.

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 Johnson Davidson County
Batch# 249619 **DEEDWARR**
06/27/2019 10:45:37 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20190627-0062431

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2019.

Gary S. Solomon

Kristy L. Solomon by Gary S. Solomon, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 25th day of June, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary S. Solomon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kristy L. Solomon, and he is authorized by Kristy L. Solomon to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of June, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of West Meade Addition Section Two, as of record in Plat Book 2854, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary S. Solomon, a single person by deed dated October 13, 1987 from James M. Shipman and wife, Martha E. Shipman of record in Book 7378, page 399, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 23, 2008 of record in Instrument No. 20080530-0055119, Register's Office for Davidson County, Tennessee, Gary S. Solomon, married conveyed subject property to Gary S. Solomon and Kristy L. Solomon, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 115 07 0 064 00.
2. All matters appearing on the Plan of record as Book 2854, page 56, Register's Office for Davidson County, Tennessee.