This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5066

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2019

Notary Public
My Commission Expires: 5/3/21

Karen Johnson Davidson County
Batch# 283769 DEEDWARR
09/10/2019 03:57:20 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20190910-0091595

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mesbahuddin Mesbah Naderah Mesba 3520 Mt View Ridge Drive Antioch TN 37013		150-12-0C-027.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Saul Good, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mesbahuddin Mesbah and Naderah Mesbah, husband and wife**, hereinafter called the Grantee(s), his/her/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, Tennessee, being all of Lot No. 27, Final Plat, Mt. View Subdivision, Section One, according to survey and plat of same appearing of record in Book 11700, page 36; as amended in Instrument No. 20010207-0012283, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Saul Good, LLC, a Tennessee limited liability company by Warranty Deed from Mt. View, LLC, a Tennessee limited liability company, dated April 10, 2018, recorded April 11, 2018, of record in Instrument No. 20180411-0034019, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Mt. View, LLC by Warranty Deed from Saeed Sassan, married, dated September 18, 1998, recorded September 22, 1998, of record in Book 11121, page 164, Register's Office for Davidson County, Tennessee.

This is improved proved property located at: **3520 Mount View Ridge Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2019.

GRANTOR:

Saul Good, LLC,
a Tennessee Limited Liability Company

By: _____
Farzad Kamtarin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farzad Kamtarin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Saul Good, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of September, 2019.

CHRISTOPHER BUCKLEY JTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21