This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 332873 DEEDWARRSP
12/20/2019 01:16:30 PM 6 pgs
Fees: $33.00 Taxes: $3,126.50
20191220-0131653

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Parga, GP 5215 Harding Pike Nashville, TN 37205	new owner	105-14-0-066.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REGA FERDOWSI AND WIFE, ERIN ELIZABETH FERDOWSI, F/K/A ERIN E. MANGRUM** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **PARGA, GP, A TENNESSEE GENERAL PARTNERSHIP** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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 Grantor's hand, this 19th day of December, 2019.

REJA FERDOWSI

Erin E. Ferdowsi by

ERIN ELIZABETH FERDOWSI
F/K/A ERIN E.MANGRUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAUL F. SOPER, a Notary Public of the State and County aforesaid, personally appeared **REJA FERDOWSI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 19th day of December, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAUL F. SOPER, a Notary Public of the State and County aforesaid, personally appeared **REJA FERDOWSI**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ERIN ELIZABETH FERDOWSI F/K/A ERIN E. MANGRUM** as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said **ERIN ELIZABETH FERDOWSI F/K/A ERIN E. MANGRUM**.

Witness my hand and official seal at Nashville, TN this 19th day September, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $845,000.00.

Affiant

Subscribed and sworn before me this 19th day of December, 2019.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

Land being located in Davidson County, Tennessee, being described as follows:

Beginning at an Iron Pin Found (IPF) on the westerly right of way of Eighth Avenue South, said pin being at the southeasterly corner of Eighth Ave Partners, LLC, as recorded in Instrument No. 20061116-0142670, Register's Office of Davidson County (R.O.D.C); thence, with said right of way South 15 degrees, 45 minutes, 00 seconds, East, a distance of 50.00 feet to an Iron Pin Set at the northeasterly corner of Michael Lutz, as recorded in Instrument No. 20050223-0019559, R.O.D.C., thence, South 73 degrees, 05 minutes, 25 seconds, West, a distance of 188.70 feet to an IPF in the easterly margin of Alley #672; thence, with said Alley and a curve to the left, said curve having a radius of 1345.30 feet, a length of 51.69 feet and a chord bearing and distance of North 08 degrees, 57 minutes, 20 seconds, West 51.69 feet to an IPF at the Southwesterly corner of said Eighth Ave Partners, LLC; thence, North 73 degrees, 28 minutes, 06 seconds East, a distance of 182.57 feet to the point of Beginning. Containing 0.215 Acres. more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859, on this 11th Day of September, 2012.

Being the same property conveyed to REJA FERDOWSI AND ERIN E. MANGRUM, by deed from LELA FERDOWSI, of record in Instrument No. 20120921-0086077, dated September 12, 2012, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Davidson County Property taxes for 2019, a lien due and payable, but not yet delinquent.

2. Easement(s) of record in Instrument No. 20070921-0113147 and amended in Instrument No. 20071001-0116560, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

