40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

Davidson County DEEDWARR
Recvd: 09/27/05 15:24 2 pgs
Fees:13.00 Taxes:1572.50

20050927-0116143

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nader Karshenas		133-15-0-075.00
(NAME) 1106 LIPSCOMB DRIVE	(NAME) NEW OWNER	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Mildred G. McFarland, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nader Karshenas,** 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 the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, and in the City of Nashville, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, February 2, 1962, as follows:

Beginning at a corner marker in the northeasterly margin of Nolensville Road at the south corner of the property conveyed to W.L. Bainbridge Company by deed from William James Potts, et al, Trustees, as of record in Book 3181, page 474, Register's Office for said County, corner marker also lying at the intersection of the northeasterly margin of Nolensville Road and the southeasterly margin of a proposed street; thence with the southeasterly margin of said proposed street north 44 degrees 20 minutes east 100 feet to a corner marker at the beginning of a curve; thence around a slight curve to the right, having a radius of 335 feet, northeasterly 60.22 feet to a corner marker at E.P. Wilson & Sons corner; thence with E.P. Wilson & Son's lines as follows: South 45 degrees 40 minutes east 150 feet to a corner marker, and south 46 degrees 16 minutes west 160 feet to a corner marker in the northeasterly margin of Nolensville Road; thence with the northeasterly margin of Nolensville Road northwesterly 150 feet to the beginning, containing 0.56 acres, more or less.

There is included in the above legal description but excluded herefrom, that portion thereof acquired by the State of Tennessee for the use and benefit of the Department of Highways as a permanent right-of-way easement for a public highway, said excepted portion being more particularly described as follows:

Beginning at a point in the present East right-of-way line of State Route #11 and on the present south margin of Elysian Fields Road, and runs with said margin North 48 deg. 56.5 minutes East, 14 feet to a point; thence with a curve to the left having a radius of 31 feet an arc distance of 15 feet to a point in the present East right-of-way line of State Route #11; thence with said right-of-way line North 41 deg. 14 minutes 30 seconds west 7 feet to the point of beginning, containing 40 square feet, more or less.

Being the same property conveyed to James Edwin McFarland and wife, Mildred G. McFarland by deed from Gulf Oil Corporation dated August 3, 1973, of record in Book 4740, page 527, Register's Office for Davidson County, Tennessee. The said James Edwin McFarland has since died on April 17, 2000 and said property vested to Mildred G. McFarland as the surviving tenant by the entireties.

This transaction is subject to (1) Taxes for the year 2005, a lien, but not yet due and payable. Grantors have paid their pro rata portion as a credit with grantee assuming payment of same. (2) Rights of tenants in possession. (3) Title to that portion of subject property embraced within the bounds of any roads, streets, or highways.

unimproved ☐

This is improved ☒ property, known as 3910 Nolensville Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 26th day of September 2005.

Mildred G. McFarland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Mildred G. McFarland, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September 2005.

Commission expires: 6-14-08

Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN