WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/05/07 15:52 2 pgs
Fees:13.00 Taxes:173.90
20070605-0067275

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jake Sogga	Jake Sogga	071-07-0-036.00
(NAME)	(NAME)	
210 Queen Avenue	4004 Dakota Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37209	
(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, John N. Samerjian and wife, Debra K. Samerjian, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jake Sogga, 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, Tennessee, being the easterly 1/2 of Lot No. 108 or the Map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No; 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

Being the same property conveyed to JAMES A. BENNETT, JR., AND WIFE, ANAH BENNETT by deed from OTIS W. CHARLTON AND WIFE, LOUISE R. CHARLTON of record in Book 5191, page 797, dated August 26, 1977, Register's Office for Davidson County, Tennessee, the said Anah Bennett having since died. Also, being the same property further conveyed to JAMES A. BENNETT, JR. AND JOHNNY N. SAMERJIAN by deed of record in Book 10356, page 695, dated February 24, 1997, said Register's Office, the said James A. Bennett, Jr. having since died. The Will of James A. Bennett, Jr. filed with the Davidson County Probate Court Clerk's Office as Docket No. 99P-525 devised the subject property to Johnny N. Samerjian.

This conveyance is subject to the following: 2007 County property taxes, a lien but not yet due and payable, and all matters appearing on the Map of Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as 210 Queen Avenue, Nashville, TN 37207
(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 our hands this 1st day of June, 2007.

John N. Samerjian

Debra K. Samerjian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John N. and Debra K. Samerjian, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 1st day of June, 2007.

Notary Public

My Commission Expires: 9/19/09

PATRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009