File No. 270501560

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 09:38 2 pgs
Fees:13.00 Taxes:423.28
20070621-0074066

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,400.00

Fereidoon Davachi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires MAR 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fereidoon Davachi	Fereidoon Davachi	
(NAME) 3515 Charlotte Ave.	(NAME) ~~New Owner~~ 930 Downey Dr.	092-13-0-06.00
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Investment, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fereidoon Davachi and Ashraf Jallilnezhad, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 8, BLOCK 2, CHARLOTTE PARK COMPANY'S 2ND ADDITION, as shown by plat of record in Plat Book 57, Pages 160-161, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Investment, LLC by QuitClaim Deed from John A. Williams and wife, Karen I. Williams and Robert L. Forti, an unmarried man, dated March 14, 2005, and of record in Instrument No. 20050405-0037012, Register's Office for said County.

Being the same property conveyed to John A. Williams and wife, Karen I. Williams and Robert L. Forti, an unmarried man, by Warranty Deed from Claude R. Johnson and wife Mildred R. Johnson, dated March 14, 2005, and of record in Instrument No. 20050405-0037010, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 3515 Charlotte Ave., Nashville, TN
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of June, 2007.

Investment, LLC

By: _____
Robert Forti

Attest: _____
John Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert Forti and John Williams with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the managing members of Investment, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 14th day of June, 2007.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

File Number: 270501560
RETURN TO:
New Owner