WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/08 10:54 2 pgs
Fees:13.00 Taxes:1113.70

20080325-0029761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF MARCH, 2008.

Notary Public

(AFFIX SEAL)

CHRISTINE A. LUND NOTARY PUBLIC SUMNER COUNTY, TENNESSEE Exp. 8/9/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Vaden, Trustee	New Owner	
(NAME) P.O. Box 22359	(NAME)	91-16-77
(ADDRESS) Nashville, TN 37202	(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, **JEFFREY P. CONYERS AND DAVID A. SHARIFI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL VADEN, TRUSTEE OF THE LAND TRUST AGREEMENT DATED MARCH 4, 2008,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 westerly 10 feet of Lot No. 404 and the easterly 40 feet of Lot No. 406 of Block No. 19 in the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said westerly part of Lot No. 404 and the easterly part of Lot No. 406, front together 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue and extend back between parallel lines 180 feet to an alley.

Being the same property conveyed to Jeffrey P. Conyers and David A. Sharifi by deed from Jeffrey P. Conyers, of record as Instrument No. 20070409-0041557, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 4505 Elkins Avenue, Nashville, TN 37209

(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 hereto belonging to the said GRANTEE, his successors and assigns forever; and we do covenant with the said GRANTEE 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, his successors 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 21st day of March, 2008.

Jeffrey P. Conyers

David A. Sharifi

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey P. Conyers and David A. Sharifi, the 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, Tennessee this 21st day of March, 2008.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010