Davidson County DEEDWARR
Recvd: 04/07/08 10:35 3 pgs
Fees:18.00 Taxes:943.50
20080407-0034814

WARRANTY DEED

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$255,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: OCT 05, 2010

(AFFIX SEAL)

BOX 13
13043

S. S. KURUNATHAN
Commission # 1692342
Notary Public - California
San Bernardino County
My Comm. Expires Oct 5, 2010

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 141

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nader Karshenas (NAME)	Nader Karshenas (NAME)	133-15-76
7031 Willowick Drive ~~367 Elysian Fields Road~~ (ADDRESS)	7031 Willowick drive (ADDRESS)	
Brentwood ~~Nashville~~, TN ~~37211~~ 37027 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, Ehsan Alnimri, 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:

A certain tract ~~or~~ parcel of land in the 6th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the southeasterly side of Elysian Fields Road, said iron pin being 160.22 ft from the northeasterly margin of Nolensville Road; thence with the said margin of Elysian Fields Road, north eastwardly 60.22 ft. to an iron pin;

thence south 45 deg. 40 min east 135 ft. to an iron pin; thence south 46 deg. 16 min west 60ft. to an iron pin; thence south 45 deg. 40 min west 150 ft. to the point of beginning containing 6.550 sq. ft. according to a survey by Hickerson and Hickerson Engineers, Job No. 26-64, dated January 29, 1964.

Being the same property as conveyed to Ehsan Alnimri by deed of record in instrument # 200003290031586, register's office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 367 Elysian Fields Road, 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 31st day of March, 2008.

Ehsan Alnimri

EHSAN ALNIMRI
3/31/2008

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ehsan Alnimri with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: OCT 05, 2010

Notary Public

S. S. KURUNATHAN
Commission # 1692342
Notary Public - California
San Bernardino County
My Comm. Expires Oct 5, 2010