WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/03/08 13:13 2 pgs
Fees:13.00 Taxes:125.80

20080603-0056546

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nader Karshenas	Nader Karshenas	13415001900
(NAME) 7031 WILLOWICK DR.	(NAME) 7031 WILLOWICK DR	
(ADDRESS) Brentwood, TN. 37027	(ADDRESS) BRENTWOOD TN 37027	
(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, Roy S. Jones, 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 5th, formerly the 7th Civil District of Davidson County, Tennessee, described partly according to a survey made by T.R. Sanford, Surveyor, September 24, 1956, as follows:

Beginning at an iron pin on the easterly margin of a private right-of-way to Charlie Luna's property at the northwest corner of the property conveyed to Thomas P. Griggs and wife, by deed from Sadie Keaton, et al., of record in Book 1783, page 455, Register's Office for said County; thence with said Griggs' northern boundary line South 87 degrees 40 minutes East 136.3 feet to an iron pin; thence North 6 degrees 22 minutes East 97.4 feet to an iron pin at the southeast corner of the property conveyed to Ollie White Harrell, by deed from Max D. Anderson and wife, of record in Book 1469, page 516, said Register's Office; thence with said Harrell's southern boundary line, North 87 degrees 16 minutes West 100 feet to the easterly margin of said right-of-way; thence with same, South 26 degrees 18 minutes West 96.6 feet, more or less, to the beginning.

Being the same property conveyed to Roy S. Jones, by deed of record in Instrument No. 20070907-0107474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒

This is improved ☐ property, known as 3320 Jansing Drive, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

Witness my hand this 28th day of May, 2008.

Roy S. Jones

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 Roy S. Jones 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 28th day of May, 2008.

Commission expires: 7/25/09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County