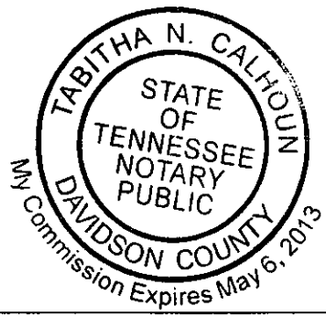
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Kenneth Sweeze
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/10/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nader Kadivar	NEW OWNER	147-16-134.00
(NAME)	(NAME)	
5220 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Daniel King and Emily A. King, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nader Kadivar, 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:

Being Lot No. 48 on the Plan of Tusculum Fields, of record in Plat Book 2330, Page 16, Register's Office for Davidson County, to which reference is made for a more complete description.

Said Lot No. 48 fronts 82.65 feet on the easterly side of Raywood Lane and extends back between lines, 198.4 feet on the northerly line and 214.1 feet on the southerly line, which is a broken line, to a dead line measuring 25.9 feet, more or less.

Being the same property conveyed to Daniel King and Emily A. King, husband and wife, by QuitClaim Deed from Emily A. King of record in Instrument Number 20090102-0000304, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Emily A. King by deed from Ollie Hill Ballard, Jr., and wife, Myra G. Ballard, of record in Instrument No. 20011030-0118146, said Register's Office.

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

BILL GARRETT, Davidson County
Trans: T20100025565 DEEDWARR
Recvd: 04/29/10 10:29 2 pgs
Fees: 13.00 Taxes: 366.30
20100429-0032556

unimproved ☐

This is improved ☒ property, known as 5012 Raywood Lane, 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 our hands this 23rd day of April, 2010.

Daniel King

Emily A. King

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 Daniel King and Emily A. King, 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 Franklin, Tennessee this 23rd day of April, 2010.

Commission expires:

5/6/2013

Notary Public



After Recording Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

#4550