WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-BK-12-615

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
615 Hamilton Avenue, LLC	615 Hamilton Ave, LLC	
615 Hamilton Avenue (ADDRESS)	4516 Shys Hill Rd (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	105-07-0-243

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HAMIDULLAH DURANI AND TAGHI HAJI AGHA MOHAMMAD KHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 615 HAMILTON AVENUE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, OF BLOCK 9, ON THE PLAN OF W.D. HAMILTON'S SUBDIVISION OF BLOCK NO. 9 OF THE HAMILTON LANE, AS SHOWN IN PLAT BOOK 421, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 162-1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HAMIDULLAH DURANI, A 1/2 UNDIVIDED INTEREST AND TAGHI HAJI AGHA MOHAMMAD KAHN, A 1/2 UNDIVIDED INTEREST BY DEED FROM BARBARA C. KLEIN INDIVIDUALLY, AS TO 1/2 UNDIVIDED INTEREST AND BARBARA C. KLEIN AS PERSONAL REPRESENTATIVE, AS TO 1/2 UNDIVIDED INTEREST OF THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED OF RECORD IN INSTRUMENT NUMBER 20071016-0122704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 5, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN BOOK 421, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 615 Hamilton Avenue, Nashville, Tennessee 37203
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans: T20120020929 DEEDWARR
Recvd: 03/22/12 14:54 2 pgs
Fees: 13.00 Taxes: 151.70
20120322-0024545

Witness my/our hand(s) this 19th day of March, 2012.

Hamidullah Durani

Taghi Haji Agha Mohammad Khan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hamidullah Durani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taghi Haji Agha Mohammad Khan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2012.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903