(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288613

DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLEDAR TAHIRI, ET UX	New Owner	**083-05-0-323.00**
(NAME) **1304 CALVIN AVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130016573 DEEDWARR
Recvd: 02/28/13 10:24 2 pgs
Fees:13.00 Taxes:962.00
20130228-0019898

WARRANTY DEED

FOR AND IN 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, **PLANTATION PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLEDAR TAHIRI AND SARAH W. TAHIRI, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 50 on the Plan of F. O. Beazley's Subdivision of Block C, of record in Plat Book 2, page 66, Chancery Court for said County. Said Lot No. 50 fronts 50.0 feet on the southerly margin of Calvin Avenue and extends back between parallel lines 170.0 feet to a dead line at a 15 foot alley.

Being the same property conveyed to Plantation Properties LLC from Les Lazarus, a single man, and Dan Heichelbech, a married man, by deed dated October 11, 2011 of record as Instrument No. 20111013-0079775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2, page 66, said Register's Office and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1304 CALVIN AVENUE, NASHVILLE, TN 37206**
(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 27 day of February, 2013.

PLANTATION PROPERTIES LLC

Mike Todd

BY: MIKE TODD, MANAGER/MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MIKE TODD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager/Member of **PLANTATION PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Manager/Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLANTATION PROPERTIES LLC,** by himself as such Manager/Member.

Witness my hand and official seal at office this 27th day of February, 2013.

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON