WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 03/28/14 11:54 4 pgs Fees:23.00 Taxes:518.00 **20140328-0025750**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 27TH DAY OF MARCH, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-2017

THIS INSTRUMENT PREPARED BY: VANDYBINE TITLE & ESCROW, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Sanaz Kiani** **814 Ashlawn Place** **Nashville, TN 37211**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER(S): **105 07 0 503.00 &** **105 07 0 358.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, D & L Market, Inc., *(hereinafter called the "Grantor"),* a Tennessee for-profit corporation, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Sanaz Kiani, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee being described as follows:

PARCEL NUMBER ONE:

Being lot No. 8 on B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Rains Avenue and extendsd back between lines, 70 feet on the southerly line and 55 feet on the northerly line with the southerly margin of an alley, to an alley in the rear, meauring 55 feet, more or less thereon.

PARCEL NUMBER TWO:

Being Lot No. 9 on the Plan of B. F. Brown's Plan of the Rains Spring Property, as shown in Plan Book 57, Page 115, Register's Office fior Davidson County, Tennessee, and the original plan of the property of record in Plat Book 1, Page 109, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 9 fronts fifty (50) feet on the east side of Rains Avenue and runs back between lines 70 feet on the North and 85 feet on the South side to a 16 foot alley in the rear.

Being the same property conveyed to D & L Market, Inc., a Tennessee Corporation by Warranty Deed from Dennis Etheridge, Johnnie Etheridge, Ronnie Etheridge and Teresa Gail Ingram, as Administratrix of the Estate of Fredric Douglas Dingman, Sr., dated September 15, 1998, recorded September 16, 1998 of record in Book 11114, Page 462, Register's Office for Davidson County, Tennessee.

D & L Market, Inc, having a Corporate Charter filed of record in Book 11104, Page 742, existing of two officers being Dennis N. Etheridge, Sr., President and Linda J. Etheridge, Treasurer, has been administratively dissolved as of 6/16/2000. Both Dennis N. Ehteridge, Sr., and Linda J. Etheridge are the sole equal shareholders of D & L Market, Inc., and hereby convey the above described real property as the officers of the corporation, by signing the name of the corporation in each of their respective official capacities.

The above-described property is improved property known as **104 & 106 Rains Avenue, Nashville, TN**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictiorns of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of March, 2014.

GRANTOR:

D & L Market, Inc.

BY: Dennis N Etheridge
Dennis Etheridge, President,

BY: Linda J Etheridge
Linda J. Etheridge, Treasurer

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Julie Crue, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Etheridge, 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 duly elected President of D & L Market, Inc., A Tennessee for-profit Corporation and that he, as such duly elected President, executed the foregoing instrument for the purpose therein contained, by signing the name of the D & L Market, Inc., by himself as President.

WITNESS my hand and seal, this 27th day of March, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-2017



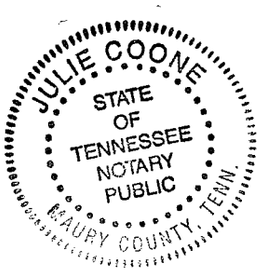
SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda J. Etheridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the duly elected Secretary of D & L Market, Inc., A Tennessee for-profit Corporation and that she, as such duly elected Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the D & L Market, Inc., by herself as Secretary.

WITNESS my hand and seal, this 20th day of March, 2014.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-2017



CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Julie Coone

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

My commission expires: 7/3/17

