BILL GARRETT, Davidson County
Trans:T20140038304 DEEDWARR
Recvd: 06/02/14 13:32 2 pgs
Fees:13.00 Taxes:3182.00

20140602-0047266

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2014.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11/30/14
(AFFIX SEAL)

MICHAEL DON FAIRCHILD NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehran & Roushi LLC P.O. Box 756 Brentwood TN 37024	SAME	Map 119-09-0 Parcel 268.00

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, we,

ROBERTS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mehran & Roushi, LLC

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:

TRACT I:
Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of Tanksley Subdivision, as of record in Plat Book 547, page 56, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 209.5 feet on the southerly side of Thompson Lane, as widened, and extend back between parallel lines 121 feet to an alley.

TRACT II:
Being the northerly 7.5 feet of an unnumbered alley, now closed, located in the rear of and parallel to the rear line of Tract I described above, as set out in Metropolitan Council Bill No. 68-675.

Being the same property conveyed to ROBERTS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JACK L. BARTON, of record as Instrument No. 20000911-0090020, dated September 7, 2000, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 201 Thompson 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 my hand(s) this 29th day of May, 2014.

ROBERTS REAL ESTATE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
By: James Roberts, Chief Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, Chief Member with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Member respectively of ROBERTS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and Tennessee Limited Liability Company, and that he as such appointed James Roberts being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee Limited Liability Company, by the James Roberts, as such Chief Member, and attesting the same of the Tennessee Limited Liability Company.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 28th, day of May, 2014

NOTARY PUBLIC

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027