WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/14 12:11 2 pgs
Fees:13.00 Taxes:555.00
20140818-0074578

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-17

ADDRESS OF NEW OWNERS:
Nawzad Botany
and Srwa Botany
2537 Dickerson Pike
Nashville, TN 37207

SEND TAX BILLS TO:
132 Wolverine Trail
LaVergne, TN 37086
Nawzad and Srwa Botany

PARCEL:

060 15 0 069.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRIS MEHR**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **NAWZAD BOTANY AND SRWA BOTANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lots Nos. 257 and 258 on the Final Plat of Joywood Heights, Section II as recorded in Book 1130, pages 92 and 93, Register's Office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots No. 256 and 258; thence southwardly with the line between Lots 256 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence North 72 degrees 15 minutes West along the Southerly line of Lot No. 257, 141 feet to a point in the Easterly margin of Dickerson Pike; thence Northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence Northeastwardly around said curve, a distance of 30.9 feet to a point in the Southerly margin of Dellway Drive; thence Eastwardly with said margin of said Drive, 113.9 feet to the point of beginning. (Legal description taken from prior deed.)

Being the same real estate conveyed to Chris Mehr, unmarried by deed dated June 7, 2010 and filed for record June 9, 2010 in Instrument No. 20100609-0044765, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 2537 Dickerson Pike, Nashville, TN 37207
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES**, their heirs and assigns forever; and we do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2014 real property taxes which shall be prorated and assumed by the Grantees herein; (2) easements, restrictions, and building

setback lines of record in Plat Book 1130, page 92 and in Plat Book 1130, page 93, in the Register's Office of Davidson County, Tennessee; and, I do further covenant and bind myself, my 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 15 day of August, 2014.

CHRIS MEHR

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Steve Toppings, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CHRIS MEHR, unmmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 15 day of August, 2014.

Notary Public

My Commission Expires: 2-6-17

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Polly Lavit, 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.

Signature

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 2/19/18

Ashley Bouslog
State of Tennessee Notary Public
Williamson County