BILL GARRETT, Davidson County
Trans:T20140064633 DEEDWARR
Recvd: 09/02/14 08:32 2 pgs
Fees:13.00 Taxes:184.63

20140902-0079439

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $49,900.00.

Affiant

Sworn to and subscribed before me this 28th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5-19-18

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Emily Girvin and		
Mike Beyer	Same	07114001200
1201 Katie Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim Attar and Hassan Eslami**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Emily Girvin and Mike Beyer**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 26 on the Map of W. G. Bush's Subdivision, as of record in Book 421, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 40 feet on the easterly side of Katie Avenue and runs back between lines 162.5 feet to an alley in the rear measuring 40 feet thereon.

Being the same property conveyed to Jim Attar and Hassan Eslami by order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20130321-0028205, Register's Office for Davidson County, Tennessee, and by further order of the Chancery Court for Davidson County, Tennessee of record as Instrument No. 20140828-0078662, Register's Office for Davidson County, Tennessee.

This is improved property known as 1203 Katie Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

covenant with the said Grantee 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 Grantor does further covenant and bind oursel;ves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 28th day of August, 2014.

JIM ATTAR **HASSAN ESLAMI**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jim Attar and Hassan Eslami**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August 2014.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-19-18