WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064678 DEEDWARR
Recvd: 09/02/14 09:24 2 pgs
Fees:13.00 Taxes:1905.50
20140902-0079495

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Imaan Ferdowsi	Same address	118-01-0-301.00
(NAME)	(NAME)	
910 Montrose Ave.	do new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bradley D. Mansell, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Imaan Ferdowsi, single man, 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(s) 97, as shown on the map entitled the Plan of Montrose Place Subdivision, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRADLEY D. MANSELL, by deed from HENRY S. HOOD AND WIFE, SARAH TURRELL HOOD, of record in Book 8717, page 175, dated September 1, 1992, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 910 Montrose Ave., Nashville, TN 37204
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 26th day of August, 2014.

Bradley D. Mansell by Jeremy Borton, Attorney in Fact

Bradley D. Mansell
by Jeremy Borton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jeremy Borton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Bradley D. Mansell, acting as that person's agent and attorney in fact, and the said Jeremy Borton acknowledged that he executed the foregoing instrument as agent and attorney in fact for Bradley D. Mansell for the purposes therein contained.

WITNESS my hand and seal, this 26th day of August, 2014.

My Commission Expires:
10-21-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY