BILL GARRETT, Davidson County
Trans:T20140077139 DEEDWARR
Recvd: 10/14/14 09:10 2 pgs
Fees:13.00 Taxes:1258.00
20141014-0094557

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 340,000.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2014.

Notary Public

My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NASHVILLE LAND DEVELOPMENT, LL	**NEW OWNER**	**07215022300/072150222000**
1804/1806/1808/1810 CAHAL AVENUE		
NASHVILLE, TN 37206		

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 ACKNOWLEDGE, WE,

TYLER FAULKNER, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHVILLE LAND DEVELOPMENT, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AND 2 ON THE FINAL PLAT OF THE RESUBDIVISION/PARTITION OF THE EAST PART OF LOT 10, BELLE FOREST SUBDIVISION BOOK 547, PAGE 22, R.O.D.C., TN. AND THE WESTERLY PART OF LOT 14, ON THE RESUBDIVISION OF THE BELLE FOREST SUBDIVISION BOOK 547, PAGE 33, R.O.D.C., TN OF RECORD IN INSTRUMENT NUMBER 20140807-0071359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TYLER FAULKNER BY QUITCLAIM DEED FROM SHAHIN SHARIATI, MARRIED, DATED 01/17/2014 AND RECORDED ON 02/05/2014 IN INSTRUMENT NUMBER 20140205-0010243, DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO SHAHIN SHARIATI, A MARRIED MAN, BY WARRANTY DEED FROM PATRICIA A. CLOWERS, REGINA BECK, HARRIET DELEASE COMER AND MADISON B. SWEENEY, JR., DATED 01/17/2014 AND RECORDED ON 02/05/2014 IN INSTRUMENT NUMBER 20140205-0010242, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ANNIE F. SWEENEY, A WIDOW, BY DEED FROM WILLAIM B. GREENE AND WIFE, ZELDA GREEN, DATED 12/21/1967 AND RECORDED ON 12/27/1967 IN BOOK 4200, PAGE 377 ALSO CONVEYED BY DEED FROM JOSEPH G. WILLIAMS AND WIFE, TABITHA C. WILLIAMS, DATED 03/21/1968 AND RECORDED ON 03/21/1968 IN BOOK 4221, PAGE 468, SAID REGISTER'S OFFICE.

SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPLE RESIDENCE OF SAID GRANTOR, HIS ASSIGNS, HEIRS, NOR SPOOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1804/1806/1808/1810 CAHAL AVENUE, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 9th day of October, 2014.

TYLER FAULKNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TYLER FAULKNER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2014.

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2-11-16