BILL GARRETT, Davidson County
Trans:T20140081345 DEEDWARR
Recvd: 10/29/14 08:27 2 pgs
Fees:13.00 Taxes:231.25
20141029-0099590

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14817

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ahmad C. Khansari 1603 Pennington Drive Murfreesboro, TN 37129	New Owner	082-03-0-540.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Patina Hogan and Kurtis Word heirs of the Estate of Doris J. Dunn (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Ahmad C. Khansari, a single person (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 23, Nashville Housing Authority No. One, as shown on plat of record in Plat Book 3700, page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is here made for a more particular description of said property.

Being the same property conveyed to William H. Dunn and wife, Doris J. Dunn by Warranty deed from Tyrone Von Yarn and wife, Barbara Ivey Yarn, recorded on the 25th day of October, 1973 in Deed Book 4758, Page 858, in the Register's Office of Davidson County, Tennessee.
The said William H. Dunn has since died on January 23, 1995 and upon his death, title was vested in Doris J. Dunn as the sole surviving tenant by the entirety. Doris J. Dunn has since died on June 23, 2014 and title vested in Patina Hogan and Kurtis Word as her sole surviving heirs at law. An Affidavit of Heirship is of record in Instrument Number 20140822-0076825, said Register's Office for Davidson County, Tennessee, as evidence of the conveyance of title to heirs.
This is improved real property located 860 Joseph Avenue, Nashville, Tennessee 37207.

This conveyance is subject to the following:
1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat as recorded in Plat Book 3700, page 42, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $62,500.00.
(
(Affiant
(Subscribed and sworn to before me
(this 29 day of October, 2014.
(
(My Commission Expires: Notary Public

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 25th day of October, 2014.

Patina Hogan

Kurtis Word

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patina Hogan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 25th day of October, 2014.

Notary Public

My Commission Expires:_____

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Kurtis Word with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 25th day of October, 2014.

Notary Public

My Commission Expires:_____

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018