#9249

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150013787 DEEDWARRSP
Recvd: 02/25/15 13:00 5 pgs
Fees:28.00 Taxes:92.50
20150225-0016205

SPECIAL WARRANTY DEED

FROM KAREN BURNLEY LLOYD
Grantor

TO: NADER KARSHENAS
Grantee

This instrument was prepared by:
James B. Johnson
Stites & Harbison PLLC
Suite 800, SunTrust Plaza
401 Commerce Street
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
~~349 Flora Maxwell Road Nashville, TN 37211~~ 7031 Willowick Dr. Brentwood TN 37027	(New Owner)	147 07 0 119.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Five Thousand and No/100 Dollars ($25,000.00).

Karen B Lloyd
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of February, 2015.

Heather E. Bassett
Notary Public

My Commission Expires: Jan. 9, 2016

HEATHER E. BASSETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

FOR AND IN CONSIDERATION OF the sum of Twenty Five Thousand and No/100 Dollars ($25,000.00), the receipt and sufficiency of which are hereby acknowledged, Karen Burnley Lloyd, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Nader Karshenas ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 349 Flora Maxwell Road, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

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 expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 18th day of February, 2015.

KAREN BURNLEY LLOYD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Heather E. Bassett, a Notary Public of said County and State, KAREN BURNLEY LLOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2015.

Heather E. Bassett
Notary Public

My Commission Expires: Jan. 9, 2016

HEATHER E. BASSETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 5th, formerly the 7th, Civil District of said County, being the westerly one-half of lot No. 4 in the Subdivision of a 4.52 acres owned by Chester Maxwell described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot road at the southeast corner of the property conveyed to Claud Blake and wife by deed from Chester Maxwell and wife, of record in book 1973, page 244, said Register's Office; thence with Blake's easterly line northwardly 115.3 feet; thence eastwardly 50 feet; thence southwardly 115.3 feet to the northerly margin of said 18 foot road; thence with said road westwardly 50 feet to the beginning.

Being part of the property conveyed to Chester Maxwell and wife, Flora Maxwell by deed from B. L. Oakley and wife, of record in book 1227, page 136, said Register's Office.

Being the same property conveyed to Edmond Burnley and wife, Lucy Burnley by deed from Chester Maxwell and wife, Flora Maxwell, of record in book 2024, pages 481-482, said Register's Office.

Being the same property conveyed to Karen Burnley Lloyd by Affidavit of Heirship of record in Instrument No. 20150202-0009432, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Affidavit as to Liens and Encumbrances.