BILL GARRETT, Davidson County
Trans:T20150028823 DEEDWARR
Recvd: 04/16/15 15:46 2 pgs
Fees:13.00 Taxes:325.60
20150416-0033949

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $88,000.00. Affiant Subscribed and sworn to before me this the 15th day of April, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachery Mosayebi Lindsay Mosayebi	New Owner	
1133 McChesney Ave.		061-10-0-170.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FIXITUP RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHERY MOSAYEBI AND LINDSAY MOSAYEBI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 50 feet of Lot No. 6 on the Plan of Maplewood Manor Subdivision, of record in Plat Book 547, Page 102, Register's Office for said County.

Said Easterly 50 feet of Lot No. 6 fronts 50 feet on the Southerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Ray Kenneth Binnion Revocable Trust by Quitclaim Deed from Ray K. Binnion, of record in Instrument No. 20000426-0041330, Register's Office for Davidson County, Tennessee, dated April 19, 2000 and recorded on April 26, 2000.

Being the same property conveyed to FixItUp Rentals, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ray Kenneth Binnion as Settlor and Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Revocable Trust, of record in Instrument No. 20140407-0028902, Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 916 Curdwood Blvd, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2015.

FixItUp Rentals, LLC

By: _____

Name: Kenney Vernon
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenney Vernon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of FixItUp Rentals, LLC, A Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018