BILL GARRETT, Davidson County
Trans:T20150038395 DEEDWARR
Recvd: 05/18/15 12:52 2 pgs
Fees:13.00 Taxes:425.50
20150518-0045525

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Lindsay Mosayebi
Affiant

Subscribed and sworn to before me, this 11th day of May, 2015.

Elizabeth Maison
Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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:
Ky Palmore **Yann Palmore**	**New Owner**	**06110017000**
916 Curdwood Blvd	**Same**	
Nashville, TN 37216		

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,

Zachery Mosayebi and Lindsay Mosayebi, husband and wife

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

Ky Palmore and Yann Palmore, joint tenants with full rights of survivorship

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 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 parallel lines 220 feet to a dead line.

Being the same property conveyed to Zachery Mosayebi and Lindsay Mosayebi, husband and wife, by Warranty Deed from Fixitup Rentals, LLC, a Tennessee Limited Liability Company, dated 04/15/15 and recorded on 04/16/15 in Instrument Number 20150416-0033949, Register's Office for Davidson County, Tennessee.

Also 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, dated 04/04/14 and recorded on 04/07/2014 in Instrument Number 20140407-0028902, said Register's Office.

Also being the same property conveyed to Ray Kenneth Binnion Revocable Trust, by Quitclaim Deed from Ray K. Binnion, dated 04/19/2000 and recorded on 04/26/2000 in Instrument Number 200004260041330, said Register's Office.

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 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 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 11th day of May, 2015.

Zachery Mosayebi

Lindsay Mosayebi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Zachery Mosayebi and Lindsay Mosayebi, husband and wife, 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 11th day of May, 2015.

Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY