BILL GARRETT, Davidson County
Trans:T20150043672 DEEDWARR
Recvd: 06/03/15 15:52 2 pgs
Fees:13.00 Taxes:425.50
20150603-0052014

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1490

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Circle Brentwood, TN 37027	New Owner	105-3-276.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **D & B Development Group, a Proprietorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hamidreza Parsa, married,** 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. 14 on the Plan of the re-subdivision of the D.T. Wilkin Property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 14 fronts 56 feet on the easterly side of 2nd Avenue, South, formerly Market Street, and runs back between parallel lines 188 ½ feet to an alley.

Being the same property conveyed to D & B Development Group by Warranty Deed from Thelma Searcy Mott and husband, Namon M. Mott, dated December 21, 2005, recorded December 30, 2005, of record in Instrument No. 20051230-0156570, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1268 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **June, 2015.**

GRANTOR(S)

D & B Development Group, a Proprietorship

By: Dwayne Bell, Proprietor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared **Dwayne Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **proprietor** of **D & B Development**, the within named bargainor, a proprietorship, and that such **Dwayne Bell**, executed the foregoing instrument for the purposes therein contained, by signing the name of the **proprietorship** by such person as **proprietor**.

Witness my hand and official seal on this the **1st** day of **June, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016