#9726

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kudzu Real Estate, Inc.	Kudzu Real Estate, Inc.	081-02-0-155.00
(NAME)	(NAME)	
203 Point East Drive	203 Point East Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150051372 DEEDWARR
Recvd: 06/26/15 10:01 2 pgs
Fees:13.00 Taxes:444.00
20150626-0061580

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nader Karshenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kudzu Real Estate, Inc.,** 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, described as follows:

Tract 1: Being Lot 25 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, Page 41, Register's office for Davidson County, Tennessee. Said Lot 25 fronts 50 feet on the southerly side of Howard Street, sometimes called Coward Street, and runs back between parallel lines 142 feet to an alley.

Tract 2: Being Lot 24 on the Map of John A. Bell's Subdivision of the Mary J. Fox land of record in Book 332, Page 41, Register's office Davidson County, Tennessee. Said Lot 24 fronts 50 feet on the southerly side of the Howard Street, sometimes called Coward Street, and runs back between parallel lines 142.

Tract 3: Being Lots 26 ad 27 on the Map of John A. Bel's Subdivision, of record in Book 332, Page 41, Register's office for Davidson County, Tennessee. Said Lots adjoin and front together 100 feet on the south side of Howard Street and run back between parallel lines 142 feet to an alley.

Being the same property conveyed to Nader Karshenas, by deed of record in Instrument No. 20131127-0121702 , Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1715 Pecan St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 25th day ~~of June, 2015~~.

Nader Karshenas

State of Tennessee
County of Williamson

Personally appeared before me Nader Karshenas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 9726

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017