Davidson County	DEEDWARR
Recvd: 09/09/15 13:52	3 pgs
Fees:18.00 Taxes:1554.00	
20150909-0091661	

WARRANTY DEED

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Rebecca Krueger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2015.

K Lewis
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paul Tashi	Paul Tashi	130 05 0 053.00
(NAME)	(NAME)	
118 Gilman Ave.	5235 Shady Grove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheryl Ann Mrzena Jarrell, married, and Louis Scott Mrzena**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Tashi**, 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:

s17Being Lot No. 8 of Block "H" on the Second Revised Plan, Highlands of Belle Meade No. 2, as of record in Book 1130, Page 72, Register's Office for said County. Said Lot No. 8 fronts 98 feet on the Northerly side of Gilman Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Louis Mrzena and wife, Ann Mrzena by Installment Deed from Mrs. H. K. Stevens and husband, J. A. Stevens dated April 26, 1948 and recorded May 3, 1948 in Book 1582, Page 586, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Cheryl Ann Mrzena Jarrell and Louis Scott Mrzena by Quitclaim Deed from Estate of Louis F. Mrzena, Louis Scott Mrzena and Anthony Jarrell, Co-Executors dated September 17, 2002 and recorded September 19, 2002 as Instrument No. 200209190114133, in said Register's Office for Davidson County, Tennessee.

This subject property is not, nor has it ever been, the marital residence of Cheryl Ann Mrzena Jarrell or Louis Scott Mrzena and his/her spouse and, is therefore not subject to any claim of marital interest.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 118 Gilman Ave., Nashville, TN 37205

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, has 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 our hands this 31st day of August, 2015.

Cheryl Ann Mrzena Jarrell

Louis Scott Mrzena

STATE OF TENNESSEE

COUNTY OF Wiliamson

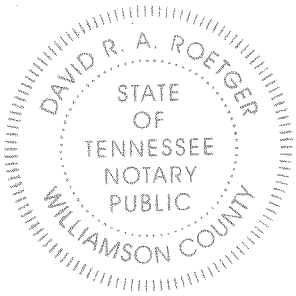
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Cheryl Ann Mrzena Jarrell and Louis Scott Mrzena, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)



File Number: NAT-153831

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith