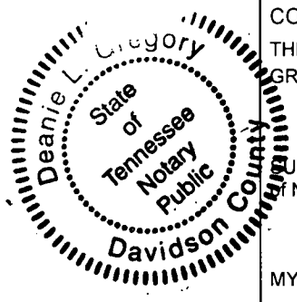
# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150098371 DEEDWARR
Recvd: 11/19/15 09:38 2 pgs
Fees:13.00 Taxes:318.20

20151119-0117304

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James Nathan Kent and wife, Melissa Moon Kent | James Nathan Kent | |
| (NAME) | (NAME) | |
| 2148 Brookview | 2148 Brookview | 09500000400 |
| (ADDRESS) | (ADDRESS) | |
| Nashville , TN 37214 | Nashville , TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, Alireza R. Nourabadi, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES NATHAN KENT AND MELISSA MOON KENT, husband and wife, 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, beginning at an iron pin on the easterly margin of Lebanon Pike and the northeastern corner of the Coplanar Property, of record in Instrument No. 20051007-01211258 in the Register's Office for Davidson County, Tennessee, described as follows: thence N 43 degrees 29 minutes 08 seconds E. 126.03 feet along Lebanon Pike to a railroad stake; thence leaving Lebanon Pike, S 15 degrees 10 minutes 54 seconds E. 153.43 feet along a private lane to a pipe; thence leaving the private lane; S 45 degrees 01 minute 15 seconds West 64.81 feet to an iron pin; thence N 38 degrees 21 minutes 06 seconds W. 130.64 feet to the point of beginning , containing 12,464.15 square feet or 0.28 acres, more or less, as described by Boundary Survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes; R.L.S. # 1728, dated July 17, 2006 and last revised April 30, 2008, as File No. 06109.

Being the same property conveyed to Alireza R. Nourabadi, unmarried, by Warranty Deed from Mark A. Calvetti, married and Ronnie Smith, married , which deed is dated January 28, 2015 and recorded as Instrument No. 20150205-0011087 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS AS MAY BE SET FORTH ON A BOUNDARY SURVEY BY VOLUNTEER LAND SURVEYING SERVICES, PHILLIP E. HOLMES, R. L. S. # 1728 DATED JULY 17, 2006 AND LAST REVISED APRIL 30, 2008 AS FILE NO,. 01609.

unimproved ☑

This is improved ☐ property, known as 1815 Lebanon Pike, Nashville, TN 37210
(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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my, 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 hand this 18th day of November, 2015.

Alireza R. Nourabadi

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alireza R. Nourabadi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

