BILL GARRETT, Davidson County
Trans:T20150108614 DEEDWARR
Recvd: 12/23/15 14:25 2 pgs
Fees:13.00 Taxes:185.00
20151223-0129380

:D

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amir Karshenas	NEW OWNER	Parcel ID:
1056 Ridgelea Dr.	1056 Ridgelea Dr.	07103003200 &
Burns, TN 37029	Burns, TN 37029	07103003400

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 acknowledged, we

E. Mark Turner, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amir Karshenas , 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:

2416 Dickerson Road, Nashville, TN 37207
Parcel ID: 07103003200

BEING Lot Nos. 7 and 18 on the plan of E.T. Brown's Subdivision of part of the Hughes Place of record in Book 332, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 109 feet on the southeasterly margin of Dickerson Pike and runs back 171 feet on the southerly side and 206.7 feet on the northerly side to an alley in the rear on which it measures 100 feet, more or less.

Lot No. 18 fronts 100 feet, more or less, on the easterly margin of Fresno Avenue and runs back between parallel lines 242 feet to an alley in the rear.

and,

0 Fresno Ave., Nashville, TN 37207
Parcel ID: 07103003400

BEING part of Lot No. 17 on the plan of E.T. Brown's Subdivision of part of the Hughes Place of record in Book 332, Page 55, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the easterly margin of Fresno Avenue, said point being the common corner between Lots 17 and 18; thence with the line between said two lots in an easterly direction 110 feet to a point; thence in a northerly direction 100 feet to a point in the south line of Lot 16; thence with said line west 110 feet to a point in the easterly margin of Fresno Avenue; thence along said margin south 100 feet to the point of beginning.

Being the same property conveyed to E. Mark Turner, married, by Quitclaim Deed from E. Mark Turner, married, of record in Instrument 20131030-0112536, said Register's Office, dated October 22, 2013. See also deed of record in Instrument 20130919-0098951, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Page 55, said Register's Office; (3) Transmission Line Easement in Book 1347, Page 477, said Register's Office; (4) Sanitary Sewer Easement in Book 3984, Page 715, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2416 Dickerson Rd. & 0 Fresno Ave., Nashville, TN 37207

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 hand this 22nd day of December, 2015.

E. Mark Turner

E. Mark Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Mark Turner, 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 and official seal at Nashville, Tennessee, this 22nd day of December, 2015.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.