#10339

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 $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Nijirvan Tahir Kuremay Rozhan Tahir Galnasky	NEW owner	07116013100
(NAME)	(NAME)	
Nijirvan P. Kuremy		
(ADDRESS)	(ADDRESS)	
4808 Honey Grove Dr.		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Melba Jean Hardison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nijirvan Tahir Kuremay and Rozhan Tahir Galnasky,** 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: husband and wife

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Essex Place, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1947, as follows:

Beginning on the Southerly margin of Crockett Street, at a point 250 feet East of the Southeast corner of the intersection of said Crockett Street and Jewel Street, the same being the corner of Lot Nos. 26 and 27 thence with the line between said two lots, Southwardly 232 feet to the Northerly margin of the L&N Railroad right of way; thence along said right of way in a Northeasterly direction 74.5 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Northwardly 180.3 feet to the Southerly margin of Crockett Street; thence with said street, Westwardly 50 feet to the point of beginning.

Being the same property conveyed to James Peterson by deed from Hubert Prater, 1/2 undivided interest, and Jimmy Ray Prater, 1/2 undivided interest, of record in 20060216-0018769. James Peterson, a/k/a Jim Peterson and a/k/a James Marlow Peterson having died and Last Will and Testament of Jim Peterson, deceased, probated under Probate File 15P1025, Probate Clerk's Office for Davidson County, Tennessee, bequeath all his wordly possessions to his partner of fifteen years. Affidavit of Heirship recorded in 20151023-0108096 and 2015023-0108096 and affidavits in probate file 15P1025 show Melba Jean hardison as devisee of Jim Peterson, decased.

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

unimproved ☑

This is improved ☐ property, known as 1004 Crockett St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160009551 DEEDWARR
Recvd: 02/04/16 09:42 2 pgs
Fees:13.00 Taxes:118.40
20160204-0010784

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 29th day of January, 2016.

Melba Jean Hardison

State of Tennessee
County of Williamson

Personally appeared before me Melba Jean Hardison, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 10339

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018