BILL GARRETT, Davidson County
Trans:T20160033524 DEEDWARR
Recvd: 04/25/16 08:51 2 pgs
Fees:13.00 Taxes:1406.00

20160425-0039647

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of April, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Kaminski, Jennifer Wray and Dorothy Kaminski	Dorothy Kaminski	09115029100
(NAME)	(NAME)	
208 50th Avenue North	2307 Valley Brook Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mina Kashani, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Kaminski and Jennifer Wray, as tenants by the entirety (the "Entirety Interest"), and Dorothy Kaminski, married (the "Individual Interest"), the said Entirety Interest and the Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the North one-half of Lot No. 812 and the North one-half of the West 35 feet of Lot No. 810, Book 35, Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Being the same property conveyed to Mina Kashani, unmarried by deed from Ronald W. Rouston, unmarried, of record in Instrument No. 20020618-0073593, Register's Office of Davidson County, Tennessee. Said property is not the marital residence of the Grantor.

This property is __unimproved _X_improved property known as: 208 50th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises including, but not limited to Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 57,

Page 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for storm sewers to the City of Nashville of record in Book 1677, Page 329, said Register's Office. 3) Taxes for the current year, which have been prorated and assumed by the Grantee herein. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of April, 2016.

Mina Kashani

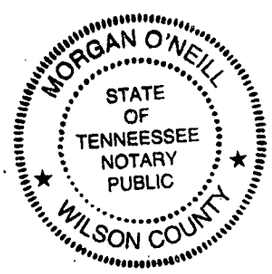
Mina Kashani

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mina Kashani, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2016.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122