Davidson County DEEDWARR
Recvd: 07/07/16 09:06 3 pgs
Fees:18.00 Taxes:2164.50
20160707-0069368

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 585,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2016.

Notary Public

My commission expires: 12-29-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Meridian Development LLC	**Meridian Development, LLC**	**07115017000 and 07115017100 and 07115017700**
1313, 1315, and 1329 Pennock Avenue	**1512 Meridian St**	
Nashville, TN 37207	**Nashville, TN 37207**	

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 ACKNOWLEDGE, WE,

Richland South, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meridian Development LLC

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:

TRACT 1:
Land in Davidson County, Tennessee, being the Southerly one-half of Lot 258, all of Lot Numners 259, 260, and 261 as shown on the map of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Southerly 1/2 of Lot 258 and 259, together, front 37 & 1/2 feet on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley at the rear. Said Lots 260 and 261, together, front 50 feet on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley at the rear.

Being the same property conveyed to Michael P. Williamson, from Linda Faye Bennett, by Quitclaim Deed dated June 30, 1992 of record in Book 11417, page 58, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being Lots No. 247 and 248 on the Plan of Highland Land Company's subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 247 and 248 adjoin and front together 50 feet on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael P. Williamson and Vickie L. Williamson, husband and wife, from W.T. Mainer and wife, Louise Mainer, by Warranty Deed dated July 9, 2004 of record in Instrument No. 20040719-0085801, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richland South, LLC, a Tennessee Limited Liability Company, from Michael P. Williamson and wife, Vickie L. Williamson, by Warranty Deed dated April 22, 2016 of record in Instrument No. 20160425-0039626, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (_____) property known as 1315, 1313, and 1329 Pennock Avenue, 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 in 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 hand(s) this 15th day of June, 2016.

Richland South, LLC
By: Hasssan Mousavi
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **HASSAN MOUSAVI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is THE SOLE MEMBER of RICHLAND SOUTH, LLC and that he is authorized by RICHLAND SOUTH, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires: 12-29-19

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

