This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $312,000.00.

Jordan E. Sadeghi
Affiant

Subscribed and sworn before me this the 15th day of July, 2016.

Notary Public
My commission expires: 1/5/17

BILL GARRETT, Davidson County
Trans:T20160063100 DEEDWARR
Recvd: 07/22/16 09:49 2 pgs
Fees:13.00 Taxes:1154.40
20160722-0075537

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan E. Sadeghi 1936 Moran Ave Nashville, TN 37216	SWBC Mortgage Corporation 213 Overlook Circle Suite A-4 Brentwood, TN 37027	073-05-0-043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BATTLEGROUND INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDAN E. SADEGHI, a single woman, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 commences at a monument in the Southeasterly margin of Moran Drive, Southwesterly 55 feet to a point; thence with the Northeasterly boundary of Lot No. 45, Southeasterly 152 feet to a point; thence with the Southeasterly boundary if Virginia Manor Subdivision North 56 degrees 00' East 75.37 feet to the Southwesterly margin of Warden Drive; thence Northwesterly with said margin 137.5 feet to a monument; thence with a curve corner of the intersection of Warden Drive and Moran Drive West and South 31.42 feet to the point of beginning.

Being the same property conveyed to Battleground Investments, LLC by Warranty Deed from Jerry Young devisee of the Last Will and Testament of and Carolyn Joyce McKennon Young and Jerry Young and Mark Dustin Young of record in Instrument No. 20150505-0040916 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015.

Being also known as 1936 Moran Ave Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1936 Moran Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of July, 2016.

Member
Battleground Investments, LLC

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon h.s oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Steve DeSoto as such Member.

Witness my hand and official seal this 15th day of July, 2016.

My Commission Expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JEA