Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/24/16 08:56 3 pgs
Fees:18.00 Taxes:1295.00
20160824-0088360

39-B
File #16-1271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Edward Stinson and Sirci Lynn Stinson, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Reber Merani, unmarried and Rangebar Merani, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT 1: Being the southerly 65 feet of the easterly one-half of Lot 1 on the Plan of Resubdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, of record in Plat Book 161, page 166, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to The Tennessee Property Company by James M. McKnight and wife of record in Book 2012, page 451, said Register's Office, said point being 65 1/2 feet east of the easterly margin of Wickson Avenue in the line between Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 65 1/2 feet to the corner of Lots No. 1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with the same southwardly 65 feet to the beginning.

TRACT 2: Land in Davidson County, Tennessee, being the northerly portion of the easterly one-half of Lot No. 1 on the Map of Resubdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, a plan of said Resubdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, said point being the northeast corner of the property conveyed to the Tennessee Property Company of record in Book 2012, page 451, Register's Office for said County; thence with the said The Tennessee Property Company's east line south 125 feet, more or less, to northwest corner of the property conveyed to the Tennessee Property Company of record in Book 2016, page 231, Register's Office for said County; thence with the said The Tennessee Property Company's north line east 67 feet, more or less, to a point in the east line of said Lot No. 1; thence with said east line north 130 feet to the southerly margin of Glenrose Avenue, thence in Westerly direction along said southerly margin 70 feet to the point of beginning.

Being the same property conveyed to Joseph Edward Stinson and Sirci Lynn Stinson, husband and wife, by deed from Wallace Ray Clary, dated February 18, 2000, of record in Instrument No. 200002280018845, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 305 Glenrose Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of August, 2016.

Joseph Edward Stinson

Sirci Lynn Stinson

State of Tennessee)
County of Davidson)

On this 19th day of August, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph Edward Stinson and Sirci Lynn Stinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 350,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of August, 2016.

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Reber Merani 305 Glenrose Avenue Nashville, TN 37210	NEW OWNER	119-1-139.00

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE