Davidson County DEEDWARR
Recvd: 09/26/16 15:43 3 pgs
Fees:18.00 Taxes:1424.50

20160926-0101491

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

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

Notary Public
My commission expires: 6-22-2020

02-1609-50031

Address of New Owner:	Send Tax Bills to:	Tax Information:
Fariborz Akbari and David Ashkzari 399 Ashcrove Dr Nashville, TN 37211	New Owner	161-00-0-270.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CKL Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fariborz Akbari and David Ashkzari, as tenants in common**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Lot 1, Maple Ridge, of record in Book 8250, Page 187, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CKL Properties, LLC, a Tennessee limited liability company by deed from Elizabeth M. Clements and SunTrust Bank (formerly Third National Bank in Nashville), Co-Trustees U/W Valeria Clements f/b/o Betty Armistead and James H Armistead, III, dated February 21, 2006, recorded February 22, 2006, of record in Instrument No. 20060222-0020485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5835 Nolensville Pike, Nashville, TN 37211.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

David Chu, Benjamin B Lee and Hurn M Kim hereby execute this instrument individually for the purpose of quitclaiming and conveying their interests, if any, in the subject property.

WITNESS my hand this 15th day of September, 2016.

CKL Properties, LLC

By: _____
David Chu, Member

By: _____
Benjamin B Lee, Member

By: _____
Hurn M Kim, Member

_____
David Chu

_____
Benjamin B Lee

_____
Hurn M Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Chu, Benjamin B Lee and Hurn M Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the sole members of CKL Properties, LLC, a Tennessee limited liability company, and that they are authorized by CKL Properties, LLC to execute this instrument on its behalf as such members.

Witness my hand in Brentwood, TN, this 15th day of September, 2016.

_____
Notary Public

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Chu, Benjamin B Lee and Hurn M Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of September, 2016.

_____
Notary Public

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Evelyn Watkins, 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 Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins 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: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY