Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2016.

Notary Public
My Commission Expires: 06/24/18

BILL GARRETT, Davidson County
Trans:T20160089461 DEEDWARR
Recvd: 10/11/16 11:15 2 pgs
Fees:13.00 Taxes:462.50
20161011-0107310

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

16-0588

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erik Nikravan	ERIK NIKRAVAN	
2607 Jenkins Street	2607 JENKINS STREET	081-06-0-154.00
Nashville, TN 37208	NASHVILLE TN 37208	

WARRANTY DEED

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 acknowledged, we

Shantrelle Edmondson, now Shantrelle Johnson, married, Lanea R. Micheaux, unmarried and Regina Fay Micheaux Webb, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Erik Nikravan, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cumberland Gardens, Section Seven of record in Plat Book 3106, Page 101, 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. 3 fronts 46.5 feet on the southerly side of Jenkins Street and runs back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Shantrelle Edmondson, and Regina Faye Micheaux Webb and Lanea R. Micheaux by Quitclaim deed from Shantrelle Edmondson, Executor of the estate of Dorothy Edmondson, deceased of record in Instrument No. 20100819-0065667 Register's Office for Davidson County, Tennessee, dated August 18, 2010 and recorded on August 19, 2010. (Value of consideration shown in aforementioned deed $0.00.) Shantrelle Edmondson and Shantrelle Johnson being one and the same person.

The Subject property is neither the principle residence of Grantor Shantrelle Johnson nor her spouse nor any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2607 Jenkins Street, Nashville, TN 37208.**

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 is 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 our hands this 30th day of September, 2016.

Shantrelle Edmondson Johnson

Shantrelle Edmondson Johnson

Regina Fay Micheaux Webb

Lanea R. Micheaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shantrelle Edmondson Johnson, and Lanea R. Micheaux and Regina Fay Micheaux Webb**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2016.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18