WARRANTY DEED

MERANI-H16418

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF October, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-1-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hassan Merani, a married man	NEW OWNER	034-09-0-185.00
1313 Fort Sumter Place		
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES H. WATSON AND KATHERINE P. WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HASSAN MERANI , A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Final Plat, Shakespeare Storage Facility of record in Instrument Number 20090313-0022830, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being a part of the same property conveyed to James H. Watson and wife, Katherine P. Watson, as tenants by the entirety by Quitclaim deed from A.B.C. Fence Co. (a/k/a ABC Fence Company, Inc.), a Tennessee Corporation, by and through its President, James H. Watson of record in Instrument No. 20001020-0104276 Register's Office for Davidson County, Tennessee, dated October 11, 2000 and recorded on October 20, 2000. (Value of consideration shown in aforementioned deed $0.) Being also known as 120 Shakespeare Avenue Madison, Tennessee 371152437.

( ) unimproved
This is (X) improved property known as 120 Shakespeare Ave., Nashville, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160101218 DEEDWARR
Recvd: 11/16/16 11:05 2 pgs
Fees:13.00 Taxes:869.50
20161116-0120822

Witness my/our hand(s) this 31st day of October, 2016 :

James H. Watson

Katherine P. Watson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JAMES H. WATSON AND KATHERINE P. WATSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, TN, this 31st day of October, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019