WARRANTY DEED

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 12-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TN#11281

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pennington Bend Partners One, a Partnership	NEW OWNER	05213012400
(NAME)	(NAME)	
3704 Hobbs Road	(ADDRESS)	
(ADDRESS)		
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nigar A. Enayat, Trustee of The NARDS Trust dated July 10, 2015,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pennington Bend Partners One, a Partnership,** hereinafter called the GRANTEES, their heirs 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 Nos 3 and 4 on the Plan of Riverview Subdivision of record in Book 547 pages 93 and 94, Register's Office for Davidson County, Tennessee as follows;

Said Lot Nos 3 and 4 front together 100 feet on the westerly side of Pennington Bend Road, formerly Riverview Avenue and run back between lines 270 feet on the southerly line and 255 feet on the northerly line to the low water mark of the Cumberland River, measuring 99 feet thereon.

Being part of the same property conveyed to Nigar A. Enayat, Trustee of The NARDS Trust dated July 10, 2015, by deed of record in Instrument No. 20150831-0088347, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 2207 Pennington Bend Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160101875 DEEDWARR
Recvd: 11/17/16 14:00 2 pgs
Fees:13.00 Taxes:629.00
20161117-0121458

Witness my/our hands this 9th day of November, 2016.

N. [illegible] Trustee

Nigar A. Enayat, Trustee of The NARDS Trust dated July 10, 2015

State of Tennessee
County of Williamson

On this the 9th day of November, 2016, before me, personally appeared Nigar A. Enayat as Trustee of THE NARDS Trust dated July 10, 2015, to me known to be the person described in and who will execute the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 9th day of November, 2016.

Notary Public
My Commission Expires: 1-6-19

File No.: 11281

STATE OF TENNESSEE NOTARY PUBLIC