STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 11-5-19
File No. 16-7024D

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170010242 DEEDWARR
Recvd: 02/03/17 09:44 3 pgs
Fees:18.00 Taxes:2220.00
20170203-0011644

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erik Nikravan (NAME)	Erik Nikravan (NAME)	050-10-0260.00, 050-10-0261.00, 050-10-0259.00, 050-10-0265.00
3309,11,15,17 Brick Church Pk 3405, 3409, 3413, 3408 Gwen Dr (STREET ADDRESS)	PO Box 68552 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville Tn 37206 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carolene M. Lewis, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik Nikravan,** 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:

Map/Parcel 050-10-0 260.00
Land in Davidson County, Tennessee, being described by metes and bounds as follows:
Beginning at a point in Gwen Drive, the Northeasterly corner of the Carolene Jackson Lewis Property (DB 7550, page 724); then Westerly along the Lewis Property (DB 7550, page 424), 133 feet to a point; then South 150 feet along the rear lot lines of the Carolene Jackson Cothren Lewis Property (DB 7550, page 424 and Book 7213, page 44) to a point in the Michael W. Kennedy line (Instrument No. 20110428-0032609), thence following the Kennedy line Westerly to Brick Church Pike to a point thence Northerly along Brick Church Pike to a point in the Southwest corner of the property belonging to the Trustees if Gethsemane Baptist Church (Book 10125, page 533); thence following the Southerly lot line of the Church Property southeasterly to a point in Gwen Avenue; thence following the Southerly lot line of the Church Property Southeasterly to a point in Gwen Avenue; thence Southerly along Gwen Avenue 32.9 feet to the Northeasterly corner of the G. Marshall Cranford Qualified Marital Trust Property (Instrument No. 2007092400113954); thence Westerly along the Cranford Property 133 feet to a point in Cranford; thence Southerly 67 feet along the rear lot line of Cranford to a point; thence Easterly along Cranford 133 feet to Gwen Avenue; thence along Gwen Avenue 95 feet to the point of beginning, containing approximately 2.4 acres more or less.

BEING the same property conveyed to Carolene M. Lewis, a married person from Carolene Marie Lewis, Tommy Maddox, Gwendolyn Meacham, Frances Darlene Slater, by Deed dated December 10, 2011, as Instrument No. 20120224-0016239, in the Register's Office for Davidson County, Tennessee.

Map/Parcel 050-10-0261.00
BEGINNING at a point in the westerly margin of Gwen Drive on the southerly line of property deeded to Thomas D. Jackson of record in Book 1729, page 127 and 128 and going westerly 133 feet with this line; thence northerly 67 feet to a point; thence easterly perpendicular to Gwen Drive, 133 feet, thence southerly 67 feet to the point of the beginning.

BEING the same property conveyed to Carolene Jackson Cothren, from Hildred F. Jackson, by Deed dated October 11, 1983, as Book 7213, page 44, in the Register's Office for Davidson County, Tennessee.

Map/Parcel 050-10-0259.00
Beginning at an iron pin in the easterly margin of Gwen Drive some 316.6 feet North of the center line of Masonood Drive; going easterly133 feet perpendicular to Gwen Drive; Thence 75 feet Southerly and parallel to Gwen Drive; thence 133 feet westerly to the margin of said Drive; Thence northerly with margin of Said Drive; 75 feet to the iron pin of the beginning.

BEING the same property conveyed to Carolene Jackson Bandy, from Mildred F. Jackson, by Deed dated October 11, 1983, as Book 7213, page 38, in the Register's Office for Davidson County, Tennessee.

Map/Parcel 050-10-0265.00
Beginning at a point in the West margin of Gwen Drive, 234 feet northerly from center of Masonwood Drive, going Perpendicular to Gwen Drive, in a Westerly direction 133 feet to a point; thence northerly and parallel to Gwen Drive 75 Drive 75 feet to a point; thence easterly 133 feet to point in the westerly margin of Gwen Drive; thence with said margin in a southerly directions 75 feet to the point of beginning.

BEING the same property conveyed to Carolene Jackson Cothren, from Mildred F. Jackson, by Deed dated April 14, 1988, as Book 7550, page 424, in the Register's Office for Davidson County, Tennessee.

Carolene M. Lewis, Carolene Jackson Cothren, and Carolene Jackson Bandy are all one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3309, 3011, 3315, 3317 Brick Church Pk, 3405, 3409, 3413, 3408 Gwen Dr, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 16th day of January, 2017.

Carolene M. Lewis — January 16, 2017
Carolene M. Lewis — Date

Carolene Jackson Cothren — January 16, 2017
Carolene Jackson Cothren — Date

Carolene Jackson Bandy — January 16, 2017
Carolene Jackson Bandy — Date

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 Carolene M. Lewis, Carolene Jackson Cothron, and Carolene Jackson Bandy, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2017.

My Commission Expires: 5/8/17

Notary Public

JACQUELINE M. BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206