BILL GARRETT, Davidson County
Trans:T20170017489 DEEDWARR
Recvd: 03/01/17 08:41 3 pgs
Fees:18.00 Taxes:444.00
20170301-0019995

File # 17-02-15453
Box 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Zobair Rahimi 1521 Saunders Avenue Madison, TN 37115	New Owner	03315010300

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael M. Castellarin, Administrator c.t.a. for the Estate of Amelia Belle Martin (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Zobair Rahimi, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 64 fronts 114.55 feet on the southeast margin of Graycroft Avenue and runs back 218.2 feet on the northeast line and 216.2 feet on the southwest line to a dead line measuring 114.55 feet thereon.

Being the same property conveyed to George Lee Martin and wife, Amelia Belle Meartin by deed from Jerry Wayne Wooten and wife, Jeanette Wooten of record in Book 4605, page 350, said Register's Office. George Lee Martin having died and Edith Martin, Florine Gatlin, Billy Jean Martin, Virginia Lee Rosenberg, Thomas L. Martin, Kenneth Edward Martin, Jo Frances Luedtke and Marilyn Shaffer as the only heirs-at-law of George Lee Martin having conveyed property to Amelia Belle Martin by deed recorded in Book 5594, page 331, said Register's Office. Amelia Belle Martin having since died and the Last Will and Testament of Amelia Belle Martin, deceased, of record in Probate Case 07P1227, Probate Clerk's Office for Davidson County, Tennessee. Also, in same probate reference Order of Sale of this property by Michael M. Castellarin as Adminstator c.t.a. Michael M. Castellarin was appointed Administrator c.t.a. of the Estate by Order in Probate Case 07P1227 on February 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.

2. All matter as shown on plat of record in Book 2663, page 106, said Register's Office for Davidson County, Tennessee.
3. Easement as shown of record in Book 6785, page 216, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1008 N. Graycroft, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2017.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Commission Expires: 1-6-19

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of February, 2017.

Estate of Amelia Belle Martin

By: Administrator

Michael M. Castellarin, Administrator c.t.a.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael M. Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator c.t.a. of the Estate of Amelia Belle Martin, and that he as such Administrator c.t.a. executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by himself as Administrator c.t.a.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of February, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO