BILL GARRETT, Davidson County
Trans:T20170029905 DEEDWARR
Recvd: 04/10/17 10:38 2 pgs
Fees:13.00 Taxes:1295.00
20170410-0034727

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M175998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 7th day of April, 2017.

Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Javad Salimi 1642 Valle Verde Drive Brentwood, TN 37027	New owner	105-9-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Frank Maxwell, III, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Javad Salimi, married**, 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 No. 21 on the Map of the Bransford Realty Company's Subdivision of the north part of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 40 feet on the south side of Wade Avenue and extends back southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Frank Maxwell III by Warranty Deed from Bhag S. Kanwar and wife, Shashi Kanta Kanwar, dated September 25, 2015, recorded September 30, 2015, of record in Instrument No. 20150930-0099570, said Register's Office, and further, being the same property conveyed to Bhag S. Kanwar and wife, Shashi Kanta Kanwar by Quitclaim Deed from B.R. Gross, dated November 19, 1984, recorded November 26, 1984, of record in Book 6431, page 997, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **1109 Wade Ave, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2017.

X _____
Frank Maxwell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frank Maxwell, III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of April, 2017.

_____
Notary Public
My Commission expires: 2/25/20

HUTSON HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020