Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17040038

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM CO.

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF April, 2017.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Mohsen Shirani
2412 Buchanan Street
Nashville, TN 37208

Send Tax Bills To:
Same

Tax Information:
081-06-0-405.00

Davidson County DEEDWARR
Recvd: 04/19/17 14:57 3 pgs
Fees:18.00 Taxes:529.10
20170419-0038495

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula K. Mimms,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mohsen Shirani,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County; being Lot No. 7 on the Map showing subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, dated July 26, 1963, as follows:

Beginning at a point in the Northerly margin of Buchanan Street 325 feet west of the westerly margin of 24th Avenue, North, running thence North with the line between Lot Nos. 6 and 7, 149 feet to a point in the southerly line of Lot No. 8; thence with the southerly margin of same, westwardly 49 feet to the northwest corner of Lot No. 7; thence southerly 149 feet to the northerly margin of Buchanan Street; thence with the northerly margin of same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Paula K. Mimms by Warranty Deed from Contimortgage Corporation dated 12/26/97 and recorded on 01/05/98 in Book 10745, Page 792, Register's Office for Davidson County, Tennessee.

This is property generally located:
2412 Buchanan Street, Nashville, TN 37208

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 31, page 603, said Register's Office.
3. Easement as shown of record in Book 4040, Page 413, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend

the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paula K. Mimms** has/have caused this instrument to be executed, ~~this the~~ 19 day of April, 2017.

Paula K. Mimms

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula K. Mimms,** 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.

This the 19 day of April, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 19th day of April, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY