WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176191

BILL GARRETT, Davidson County
Trans:T20170035450 DEEDWARR
Recvd: 04/27/17 09:24 2 pgs
Fees:13.00 Taxes:451.40
20170427-0041283

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 17-1080

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/21/2017**, by and between **Property Help, LLC a Tennessee Limited Liabiltiy Company,** parties of the first part, and **Lisa A. Mahjoubian, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 41and the easterly 10 feet of Lot No. 42, Block "C" on the Plat of Rainbow Terrace as of record in Plat Book 1130, page 85, Register's Office for said County.

Said Lot No. 41 and part of Lot No. 42 front together 60 feet on the northerly margin of Cheryl Avenue and extends back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to Property Help, LLC, a Tennessee Limited Liability Company by Warranty Deed from Joe Paul Jones individually and as personal representative of The Estate of Linda Kay Jones dated 03/17/2017, of record in Instrument No. 20170320-0026544, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda Kay Jones, unmarried by deed from Joe W. Keller and Priscilla Keller, dated 08/05/1982, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **52 2 112**
☒ Improved **647 Cheryl Ave, Nashville, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mark Evans, manager

Property Help, LLC
By Mark Evans, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mark Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Managing Member of Property Help, LLC.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 21st day of April, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Lisa A. Mahjoubian**

and Address: **647 Cheryl Ave, Nashville, TN 37115**

Mail tax bills to Mortgage Investors Group
8320 East Walker Springs Ln#200
Knoxville, TN 37923

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$122,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 21st day of April, 2017..

Deborah L. Bissell
Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019