THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File# M176020

Davidson County DEEDWARR
Recvd: 05/02/17 13:50 3 pgs
Fees:18.00 Taxes:2471.60
20170502-0043133

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $668,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2017.

Notary Public

My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Todd Wilford 1248 Mary Helen Dr Nashville, TN 37220	New Owner	145-10-0-076

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, **NBD Enterprises, LLC, an Arizona Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Todd Wilford, an unmarried man**, hereinafter called the Grantee, his 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 10, BRIGID ANN HEIGHTS, SECTION THREE (REVISED), REVISIONS OF LOTS 6, 7, 8, 9 AND 10, as shown on plat of record in Plat Book 5210, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to NBD Enterprises, LLC, an Arizona limited liability company by Warranty Deed from Hassan M. Eslami and Heshmat Ghalamchi, husband and wife, recorded on the 25th day of August, 2014 in Instrument No. 20140825-0077152, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1248 Mary Helen Drive, Nashville, TN 37220.

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 Grantors 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 27th day of April, 2017.

NBD Enterprises, LLC, an Arizona limited liability company
By: J. Chris Arnold, President

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Chris Arnold, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the President of NBD Enterprises, LLC, an Arizona Limited Liability Company, the within named bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the NBD Enterprises, LLC, an Arizona Limited Liability Company, by the said J. Chris Arnold as its President.

WITNESS my hand and seal at office this 27th day of April, 2017.

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
COLLIN KESSLER ROSS
My Commission Expires January 15, 2019

Notary Public

My Commission expires: 1/15/19

True Copy Certification

I, Mitchell A. Watts, 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 Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-22-19
Notary' Seal (if on paper)

