Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

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

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kingdom Homes, LLC	New Owner	10302016400
4618 Grinstead Place		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ABBAS TAHERIAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KINGDOM HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Richland Meadows Subdivision, Section IV, of record in Book 2330, Page 95, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the Easterly side of White Bridge Road and runs back between parallel lines 205 feet to a dead line.

Included in the above description, but expressly excluded from this conveyance is that part of said Lot No. 1 conveyed by grantors to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4851, Page 629, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 1 fronts 60 feet on the Easterly side of White Bridge Road and runs back between parallel 35.2 feet on the North line and 32.5 feet on the South line to points on a curve that has 2910.70-foot radius on the East margin of Briley Parkway on which it measures 60.1 feet thereon and containing 2048 square feet.

BILL GARRETT, Davidson County
Trans:T20170050111 DEEDWARR
Recvd: 06/12/17 15:36 2 pgs
Fees:12.00 Taxes:503.20
20170612-0058873

Being the same property conveyed to Abbas Taherian by Warranty Deed from Lan Thi Ngo and Trong Tran of record in Instrument No. 20021008-0122361 Register's Office for Davidson County, Tennessee, dated October 07, 2002 and recorded on October 08, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 266 White Bridge Pike, Nashville, TN 37209.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2017.

Abbas Taherian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abbas Taherian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018