WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056997 DEEDWARR
Recvd: 07/05/17 09:27 2 pgs
Fees:13.00 Taxes:148.00
20170705-0067134

A-RTE-17-52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reber Merani	**NEW OWNER**	
(NAME)	(NAME)	**105-08-0-154.00**
1313 Fort Sumter Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORAINE WRIGHT AND JOHN DEE WHITTEMORE AND LUCILLE BASHAW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBER MERANI, A SINGLE MAN, AND RANGEBAR MERANI, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of Guilford Dudley's Addition to Nashville of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 54.5 feet on the north side of Industry Street, formerly Mill St., and runs back between parallel lines, along the West margin of Geyser Street, 140 feet to an alley.

Being the same property conveyed to Isaac Whittemore and wife, Mamie E. Whittemore by Trustee's deed from Glendon M. Fisher, Trustee of record in Book 4392, page 775, Register's Office for Davidson County, Tennessee, dated January 21, 1970 and recorded on January 21, 1970.

The said Isaac Whittemore having since died in April 1981 and Mamie E. Whittemore having since died on March 4, 2002. See Affidavit of Heirship of record in Instrument No. 20020418-0048336, Register's Office for Davidson County, Tennessee.

Being also known as 52 Industry Street Nashville, Tennessee 37210.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **52 Industry Street, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2017.

x Loraine Wright
Loraine Wright

x John Dee Whittemore
John Dee Whittemore

x Lucille Bashaw
Lucille Bashaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of June, 2017.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of June, 2017.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of June, 2017.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212