Bill Garrett Davidson County
Batch# 6204 **DEEDWARR**
10/02/2017 08:49:47 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171002-0100200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Elaine C. Mellamx
Affiant

Subscribed and sworn to before me, this 29TH DAY OF SEPTEMBER, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Scheibe, a single man	Steve Scheibe (NAME)	
213 Highway 96 North (ADDRESS)	213 Highway 96 North (ADDRESS)	082 04 0 19500
Fairview, TN 37207 (CITY) (STATE) (ZIP)	Fairview, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Home Repair Doctors, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve Scheibe, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE WESTERLY 90 FEET OF LOT NO. 88 ON THE MAP OF THORNBY PLACE, AS SHOWN OF RECORD IN BOOK 332, PAGE 3, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, SEPTEMBER 8, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT-OF-WAY AND IN THE SOUTHERLY MARGIN OF WEST SHARPE AVENUE, FORMERLY OSAGE AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF WEST SHARPE AVENUE SOUTH 85 DEG. 30' EAST 90 FEET TO AN IRON PIN; THENCE SOUTH 4 DEG. 30' WEST 147 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF A 10 FOOT ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, NORTH 85 DEG, 30' WEST 145.5 FEET TO AN IRON PIN SET AT THE EASTERLY MARGIN OF SAID L & N RAILROAD RIGHT-OF-WAY; THENCE WITH THE MARGIN OF SAID RAILROAD RIGHT-OF-WAY NORTH 25 DEG, 05' EAST 155.5 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HOME REPAIR DOCTORS, LLC BY WARRANTY DEED FROM SAMEY ABDUL ASHARI AND SAYEED SIDIQYAR AND SAYEED SIDIQI OF RECORD IN INSTRUMENT NO. 20160802-0079833 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0 Sharpe Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of September, 2017.

WARRANTY DEED
(Continued)

Home Repair Doctors, LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Adeel Mohammad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Home Repair Doctors, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Home Repair Doctors, LLC, as Member.

Witness my hand and official seal, at office, on this the 29th day of September, 2017.

_____
Notary Public

My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021