WARRANTY DEED

Bill Garrett Davidson County
Batch# 21461 DEEDWARR
11/02/2017 01:42:30 PM 2 pgs
Fees: $13.00 Taxes: $388.50
20171102-0112640

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$105,000.00.**

Nicolette J. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF OCTOBER 2017

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Zobair Rahimi	Zobair Rahimi	051-11-0-040.01
(Name)	(Name)	
1520 Saunders Ave.	1521 Saunders Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEROME MANNING, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZOBAIR RAHIMI,** _____ HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 part of Lot No. 11 on the plan of the Subdivision of the Herbert Anderson Tract, a part of the N. O. Love Estate, of record in Plat Book 421, Page 37, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, August 11, 1962, as follows:

Beginning at an iron pin on the westerly margin of Roberta Avenue at the northeast corner of. the property conveyed to Morse W. Cowell and wife, by deed from William Howard Baker and wife, of record in Book 3224, Page 151; thence with the westerly margin of said Avenue, northwardly 65 feet to an iron pin; thence westwardly 132 feet to an iron pin; thence westwardly 81.2 feet to an iron pin; thence southwardly 73.5 feet; thence eastwardly, passing said Cowell's northwest corner at 7 feet, and continuing with said Cowell's northern boundary line, in all 138.4 feet to an iron pin 7 feet north of a house on said Cowell property; thence continuing with said Cowell's northern boundary line, eastwardly 74.6 feet to the beginning.

Being the same property conveyed to JEROME MANNING, A MARRIED MAN by deed from HEIRS AT LAW OF DORIS MARIE SELLEY PEACH, KNOWN AS JEAN ELIZABETH HOLLIS PRICE, ROBERT MAHLON JR., JOSHUA JAMES, MELISSA WHITICKER, AMBER JAMES, JESSIE ELIZABETH HOLLIS KNOW KNOWN AS JESSIE ELIZABETH VANDERPOOL, CHARLES ANDERSON HOLLIS AND HEIRS AS LAW OF FRANK JAMES, JR., KNOWN AS JOSHUA JAMES, MELISSA WHITICKER AMBER JAMES AND JEAN ELIZABETH HOLLIS PRICE, AS TRUSTEE FOR ROBERT MAHLON HOLLIS, JR., of record in Instrument No. 20171011-0104221, dated September 13, 2017, said Register's Office.

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.

Executed by my hand this 31st Day of October 2017.

Jerome Manning

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Jerome Manning personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

My Commission Expires: January 6, 2020

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020