#12238

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOF Investments, LLC	New owner	14707011800
(NAME)	(NAME)	
604 Lynwood Blvd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 39462 **DEEDWARR**
12/19/2017 12:43:11 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20171219-0129216

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nader Karshenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOF Investments, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 3 in the Subdivision of 4.52 acres owner by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

Being the easterly one-half of Lot No. 3, being herein described more fully:

Beginning on the southwesterly corner of property conveyed to Sadie Whitlow by deed from Alfred Whitlow, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of an 18-foot road at the southwestern corner of the easterly one-half of Lot No. 3; thence, extending 50 feet to a point in the easterly direction along the north side of an 18-foot road; thence extending in a north direction from said road 115.3 feet to a point; and thence westerly 50 feet to the northwest corner of the easterly one-half of Lot No. 3, and thence in a southerly direction 115.3 feet to the point of beginning.

Being the same property conveyed to Nader Karshenas, by deed of record in Instrument No. 20120313-0021466, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 353 Flora Maxwell Rd., Nashville, TN 37211

(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 hands this 14th day of December, 2017.

Nader Karshenas

State of Tennessee
County of Williamson

Personally appeared before me Nader Karshenas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2017.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Notary Public
My Commission Expires:

File No.: 12238