WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Enayatullah Belyad	DAS Acquisition LLC	161140C01800CO
(NAME)	(NAME) Exec	
5305 Barton Vale Court	12140 Woodcrest Exec DR #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Louis MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Louis E. Jenkins and Althea Lois Jenkins, Trustees of The Louis and Althea Jenkins Family Living Trust u/a/d October 28, 1998 as amended February 10, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Enayatullah Belyad and Sahar Rezaideshti, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Barton Vale, a Planned Unit Development, of record in Plat Book 7900, Page 639, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Louis E. Jenkins and Althea L. Jenkins Family Living Trust by Warranty Deed dated 01/30/2001 from Anthony M. Lee, unmarried, and Robert S. Lee and Cecilia W. Lee of record in Instrument 200102010009999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

unimproved ☐

This is improved ☑ property, known as 5305 Barton Vale Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 67694 DEEDWARR
03/12/2018 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,326.45
20180312-0022955

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 our hands this 8th day of March, 2018.

LOUIS E. JENKINS AND ALTHEA LOIS JENKINS,
TRUSTEES OF THE LOUIS AND ALTHEA JENKINS
FAMILY LIVING TRUST U/A/D OCTOBER 28, 1998
AS AMENDED FEBRUARY 10, 2012

Louis E. Jenkins
Trustee

Althea Lois Jenkins
Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis E. Jenkins and Althea Lois Jenkins, Trustees of The Louis and Althea Jenkins Family Living Trust, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Trustees for the aforesaid Trust for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 8th day of March, 2018.

Notary Public
My Commission Expires: _____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
ary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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