WARRANTY DEED

Bill Garrett Davidson County
Batch# 76348 **DEEDWARR**
04/04/2018 02:23:41 PM 2 pgs
Fees: $13.00 Taxes: $1,555.85

20180404-0031738

State of ~~Virginia~~ Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Now Investments, LLC	New Owner	143020A042.00
(NAME)	(NAME)	
9205 Carrisbrook Ln.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Goli Sotoohi, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nashville Now Investment's LLC, a Tennessee limited liability company,** 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. 42 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, pages 751, 752, and 753, Register's Office for said County

Said Lot No. 42 fronts 51.02 feet on the southerly margin of Hickory Trace Place (private) and extends back 165.01 feet on the westerly line and 204.49 feet on the easterly line which is a broke line to a dead line in the rear, measuring 99.02 feet thereon.

BEING the same property conveyed to Louis DeFelice and Goli Sotoohi, as joint tenants with right of survivorship by Warranty Deed dated September 29, 2006 from Mark D. Tardy, unmarried, of record in Instrument NO. 20061002-0121067, Register's Office for Davidson County, Tennessee. The said Louis DeFelice having since died, testate in City of Richmond, State of Virginia, Case # 16-1193. In the Last Will and Testament of Louis DeFelice, the said property is solely vested in Goli Sotoohi, said Last Will and Testament is of record in Instrument No 20180404-0031737, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 713 Hickory Trace Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 23rd day of March, 2018.

Goli Sotoohi

State of Virginia
County of Chesterfield

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

WITNESS my hand and seal this 22 day of March, 2018.

Notary Public Joseph M. Burek
My Commission Expires: 04/30/2022

File No.: 22395

JOSEPH McCRAY BUREK
NOTARY PUBLIC
REG # 7762526
MY COMMISSION EXPIRES
4/30/2022
COMMONWEALTH OF VIRGINIA