WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

W-HFR-18-0

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zobair Rahimi	Zobair Rahimi	
(NAME)	(NAME)	**041-08-0-014.00**
0 Marydale Drive	1521 Saundus Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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 hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANNA LEE SADLER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZOBAIR RAHIMI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Hickory Acres subdivision, Section I, not of record, but described according to a survey made by George W. Watkins, Surveyor, July 15, 1952.

Beginning with a monument located at the southwest corner of Lot No. 22; thence along the eastern margin of Marydale Drive in a southwesterly direction 118 feet; thence easterly 372.2 feet; thence on the rear, N 15 degrees 39 minutes East for a distance of 180 feet to a Monument located at the Southeast corner of Lot No. 22; thence along the southerly margin of Lot No. 22 in a westerly direction 331.7 feet to the beginning.

Being the same property conveyed to Chester E. Sadler and wife, Mildred Bates Sadler, by deed of record in Book 2700, page 373, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Chester E. Sadler and wife, Mildred Bates Sadler and Dianna Lee Sadler, as joint tenants with right of survivorship by Quitclaim Deed from Chester E. Sadler and wife, Mildred Bates Sadler of record in Instrument No. 200006220062292 Register's Office for Davidson County, Tennessee, dated June 21, 2000 and recorded on June 22, 2000.

The said Chester E. Sadler having since died on February 17, 2001 and the said Mildred Bates Sadler having since died on November 20, 2004.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Marydale Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 80800 DEEDWARR
04/13/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20180413-0035101

Witness my/our hand(s) this the 20th DAY OF MARCH, 2018.

Dianna L Sadler
Dianna Lee Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNA LEE SADLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2018.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212