Bill Garrett Davidson County
Batch# 82417 DEEDWARR
04/18/2018 01:46:06 PM 2 pgs
Fees: $13.00 Taxes: $3,579.75
20180418-0036618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $967,500.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gholam Durani 5045 Franklin Pike Nashville, TN 37220	new owners	146-10-0047.00

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, I/we, Jennifer L. Medway, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gholam Durani and spouse Rahela Durani, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows: "A tract of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, July 9, 1948, as follows:

Beginning in the Westerly margin of Franklin Pike 384 feet North of the intersection of Otter Creek Road, said point being the Northeast corner of the property conveyed to Frances Harrell Meadors by deed from C.F. Thompson and wife, of record in Book 465, Page 395, said Register's Office; thence with Meador's North line North 88' West 2,223.7 feet to an iron pin in 18 inch twin poplar; thence North 11" East 505 feet to an iron pin; thence South 83" East 2132.70 feet to an iron pin in the Westerly margin of Franklin Pike; thence with the Westerly margin of said Pike, South 1" 45' East 308.5 feet to the beginning, containing 21.84 acres, more or less. Title to said property is vested in Nashville Trust Company, Trustee, with full power to sell and convey under the will of W.D. Hardeman, deceased, of record in Will Book 57, Page 339, and County Court for said County."

"Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1955, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at an iron pin and stake in the Northerly line, being a fence line, of the property conveyed to Lucille McCrea Evans by deed of record In Book 1169, Page 47, Registers Office for said County, said iron pin and stake being 750.6 feel North 88 degrees West of the Westerly right-of-way line If the Franking Pike; thence South 2 degrees 19 minutes West 364.5 feet to a nail in bottle cap In the Southerly line of the said property convoyed to Lucille McCrea Evans; thence North 89 degrees 55 minutes West 1084 feet to an iron pin at fence corner: thence South 87 degrees 35 minutes West 180 feet to fence post; thence 82 degrees 40 minutes West 285 feet to a corner post, the Southwesterly corner of the said Evans property; thence along the Westerly line of the said Evans properly, North 2 degrees 15 minutes East 460 feet to corner post, the Northwesterly corner of the said Evans property, thence, along the Northerly line of the said Evans property; thence, along the Northerly line of the said Even properly; South 88 degrees East 1512 feel to the beginning, containing the rear 13.8 acres, more or less, of the said Evens Property.'

INCLUDED in the legal descriptions of the two tracts of land aforesaid but expressly excluded from conveyance of any title thereto, is that portion of the aforesaid tracts heretofore sold and title conveyed to James J. Tucker by J. Houston King and wife, Luis H. King as evidenced by Warranty Deed of record in Deed Book 3067, Page 221, R.O.D.C., Tennessee, and which said deed of conveyance conveyed title to the following tract or pamper of land:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-18-5045

"Land in Davidson County, state of Tennessee, described as follows, to wit: land in the 7th Civil District of Davidson County, Tennessee, described according to a plat showing boundary survey, made by Hickerson-Miller, Engineers-Surveyors on April 18, 1960, as follows:

Beginning at a point in the Westerly margin of Franklin Pike, said point being the Northeast corner of the said herein described and the Southeast corner of Fieldcrest Estates Subdivision, as of record in Book 2331, page 124, Registers Office for said County: thence South 1 degree 45 minutes East 72.1 feet to point which is the beginning of a curve with a radius of 25 feel; thence around said curve 35.3 feet to point; thence North 82 degrees 54 minutes West 389.20 feet to point which is the beginning of curve with a radius of 124.3 feet; thence around said curve 157.8 feet to a point; thence South 24 degrees 20 minutes West 110.4 feet to point which is the beginning of curve with radius of 173.6 feet thence around said curve 205.6 feet to a point: thence South 2 degrees 19 minutes East 364.5 feet to a point; thence North 89 degrees 55 minutes West 1084 feet to a point; thence South 87 degree 25 minutes West 180 feet; thence South 82 degrees 40 minutes West 285 feet to the common South corner of the property herein described and the Potter property: thence North 2 degrees 35 minutes East 460 feet thence North 10 degrees 30 minutes East 505.5 feet to a point, the common North corner of the land herein described and the Potter property; thence South 82 degrees 20 minutes East 625.6 feet to a point; thence South 82 degrees 54 minutes East 1550.5 feet to point in the West margin of Franklin Pike, the point of beginning.

The anticipated result of this conveyance contemplates approximately 3.68 acres, more or less fronting approximately 258 feet on the Westerly margin of Franklin Pikes but subject to such state of facts as an accurate surrey would reveal.

Being the same property conveyed to Jennifer L. Medway by Warranty deed from Christopher Edward Quail, Sr., unmarried of record in Instrument No. 20070521-0060087 Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on May 21, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5045 Franklin Pike, Nashville, Tennessee 37220

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 hand(s) this 16th day of April, 2018.

Jennifer L. Medway

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer L. Medway; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of April, 2018.

Notary Public

My Commission Expires: 1/6/2020

CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE