# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — JUSTIN CLEAVES — DAVIDSON COUNTY, TENN.

Bill Garrett
Batch# 106390
06/19/2018 10:34:12 AM
Fees: $13.00 Taxes: $680.80

Davidson County
DEEDWARR
2 pgs

20180619-0058825

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) |
|---|---|---|
| **Hamid Zahrir** | **Hamid Zahrir** | |
| (NAME) **2193 Ella Lane** | (NAME) **2193 Ella Lane** | **081-08-0-045.00** |
| (ADDRESS) **Brentwood, TN 37027** | (ADDRESS) **Brentwood, TN 37027** | |
| (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, **REBECCA I. HAYES AND SHELIA HAYES-HINTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMID ZAHRIR, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 591 on the Plan of North Nashville Real Estate Company's Property of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 591 fronts 50 feet on the Easterly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines, with the Northerly margin of Coffee Street, 168½ feet to an alley.

Being the same property conveyed to Howard V. Hayes by Warranty Deed from Samuel M. McKissack and wife, Olivia J. McKissack of record in Book 4776, page 187, Register's Office for Davidson County, Tennessee, dated December 28, 1973 and recorded on December 28, 1973. The said Howard V. Hayes having since died intestate on October 26, 2016, leaving the said Rebecca I. Hayes and Shelia Hayes-Hinton as his sole heirs at law as evidenced by the Affidavit of Heirship recorded simultaneously herewith and of record in Instrument No. 20180619-0058825, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 9th Ave N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2018.

Rebecca I. Hayes

Shelia Hayes-Hinton by Megan Paulus, Attorney-in-Fact

Rebecca I. Hayes

Shelia Hayes-Hinton by Megan Paulus, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of June, 2018.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHELIA HAYES-HINTON, and who acknowledged she executed the same as the free act and deed of the said SHELIA HAYES-HINTON.

Witness my hand and official seal, this the 15th of June, 2018.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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