WARRANTY DEED

Bill Garrett Davidson County
Batch# 114844 DEEDWARR
07/11/2018 02:24:20 PM 2 pgs
Fees: $13.00 Taxes: $374.07

20180711-0067084

M-VRES-18-925B&927B

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
KIPM, Inc. dba Kurdish International Property Management	**KIPM, Inc. dba Kurdish International Property Management, Inc.**	
(NAME) **14977 Old Hickory Boulevard**	(NAME) **14977 Old Hickory Boulevard**	**072-09-0-196.00 AND 072-09-0-195.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE JIMMY RUSSELL STEVENSON GST - EXEMPT TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KIPM, INC. DBA KURDISH INTERNATIONAL PROPERTY MANAGEMENT,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Resubdivision of Lot 16. East Hill Addition of record in Plat Instrument No. 20170224-0018856, and Surveyor's Certificate of Correction in Instrument No. 20170330-0031050, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2

Land in Davidson County, Tennessee, being Westerly one-half of Lot No. 15 on the Map of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jimmy Russell Stevenson, Trustee of the Jimmy Russell Stevenson GST - Exempt Trust. by Quitclaim deed from Jimmy Russell Stevenson, Executor of the Estate of Jean Holt Stevenson of record in Instrument No. 20140501-0036535 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 1, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 332, Page 33 and Instrument No. 20170224-0018856, Corrected in Instrument No. 20170330-0031050, Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 4816, Page 268, Book 5477, Page 558 and Instrument No. 20180507-0043220, in the 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: **925 B & 927 B Delmas Avenue, Nashville, Tennessee 37216**.

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 hand this the 10th DAY OF JULY, 2018.

The Jimmy Russell Stevenson GST - Exempt Trust

BY: _____
Jimmy Russell Stevenson
Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY RUSSELL STEVENSON, TRUSTEE of THE JIMMY RUSSELL STEVENSON GST - EXEMPT TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 10th of July, 2018.

_____
Notary Public

My Commission Expires: 7/5/21
(SEAL)



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