THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716933** Bill Garrett Davidson County Batch# 124295 **DEEDWARR** 08/03/2018 08:40:20 AM 2 pgs Fees: $13.00 Taxes: $925.00 20180803-0076162	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2018. Notary Public My Commission Expires:

SHIRLA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 27, 2021

WARRANTY DEED

Address New Owner: David Ehsani 923 Allen Road Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-13-0-132.04

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy K Hobdy, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Ehsani, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Surveyors, dated June 8, 1961, as follows:

Beginning at an iron pin in the southerly margin of Allen Road, said point being 270 feet east of the northwest corner of the tract of land conveyed to David Faircloth by deed of record in Book 3251, page 511, R.O.D.C., TN; and thence easterly 90 feet with the southerly margin of Allen Road to an iron pin; thence southerly 231.1 feet to an iron pin; thence westerly 90 feet to an iron pin; thence northerly 231.5 feet to the point of beginning.

Being the same property conveyed to VIRGINIA B. MCKENZIE and husband, CURTIS L. MCKENZIE for and during their natural lives (as to a life estate held as tenants by the entirety) with remainder to NANCY K. HOBDY and husband, JAMES WILLIAM HOBDY (as tenants by the entirety), by deed from EUGENE THOMAS BRYAN and wife, TONI S. BRYAN, of record in Instrument No. 19991228-0307850, dated December 15, 1999, said Register's Office.

Being further conveyed to NANCY K. HOBDY and husband, JAMES WILLIAM HOBDY (as tenants by the entirety) by quitclaim deed from VIRGINIA B. MCKENZIE and husband, CURTIS L. MCKENZIE, of record in Instrument No. 20110825-0065646, dated August 24, 2011, said Register's Office.

JAMES WILLIAM HOBDY died on or about March 7, 2018, leaving NANCY K. HOBDY as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 096-13-0-132.04.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5569, page 166, said Register's Office.

This is improved property located at 923 Allen Road Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2018.

Nancy K Hobdy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy K Hobdy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2018.

Notary Public

My Commission Expires: _____

OSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MMISSION EXPIRES
MBER 10, 2018