WARRANTY DEED

Bill Garrett Davidson County
Batch# 128515 DEEDWARR
08/14/2018 09:06:10 AM 2 pgs
Fees: $13.00 Taxes: $1,724.20

20180814-0080028

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eamon J. Baghernejad	Geneva Financial, LLC	052-09-0-165.00
(NAME)	(NAME)	
2690 Miami Avenue	1018 E. Guadalupe Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tempe, AZ 85283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **B&B Nashville LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eamon J. Baghernejad and Danielle Marcella Baghernejad, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 76 ON THE MAP OF WOODALE GROVE ANNEX, OF RECORD IN BOOK 547, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FOR THE PURPOSE OF THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT IN NASHVILLE, DAVIDSON COUNTY TENNESSEE, OF RECORD IN BOOK 4002, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 76, SAID POINT BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY OF MIAMI AVENUE, 100 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 76; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT NO. 76, 52 FEET, MORE OR LESS, TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 87 FEET TO A POINT IN THE WESTERLY LINE OF LOT 76; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 76, 36 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GREGORY A. PAGE BY WARRANTY DEED FROM TOMMY C. MILLER, DATED OCTOBER 2, 2014, OF RECORD IN INSTRUMENT NO. 20141006-0092133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO B&B NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM GREGORY A. PAGE, DATED SEPTEMBER 11, 2017, OF RECORD IN INSTRUMENT NO. 20170913-0093430, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 547, pages 109-110; easement for sewage pumps, service lines and ingress-egress of record in Book 11584, page 932; conveyance to Metropolitan Government of record in Book 4002, page 772; all of record in the Register's Office for Davidson County, Tennessee; subject to the rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, and free from diminution or pollution; Subject to the changes in the boundary of the land resulting from erosion or accretion caused by the flow of the waters of the Cumberland River and the Right of way of Miami Avenue.

unimproved ☐

This is improved ☑ property, known as 2690 Miami Avenue, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 8th day of August, 2018.

B&B Nashville LLC

By: Forrest Brandon Burger
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Forrest Brandon Burger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of B&B Nashville LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of August, 2018.

Notary Public
My Commission Expires: _____

File No.: 27841

