Bill Garrett Davidson County
Batch# 133641 DEEDWARR
08/27/2018 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20180827-0084525

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-2019
(AFFIX SEAL)

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen M. Resavy 115 Donald St. Nashville, TN 37207	New Owner	071-03-0-087.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Denim Abedini and Hannah H. Abedini, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen M. Resavy, a single man, 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, Tennessee, being Lot No. 7A on the Plan of C.L. Morris Subdivision of record in Plat Book 1835, Page 116, 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 7A fronts 76 feet on the northerly side of Donald Street and runs back 184 feet on the easterly line and 182.8 feet on the westerly line, to a dead line, measuring 76 feet thereon

Being the same property conveyed to Hannah Nicole Hoover Haverkos, an unmarried woman by Warranty deed from Colson Services, LLC, a Tennessee Limited Liability Company and Strive Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150316-0022195 Register's Office for Davidson County, Tennessee. Said property being further conveyed to Denim Abedini and Hannah H. Abedini, husband and wife, by Quitclaim Deed from Hannah Nicole Hoover Haverkos, an unmarried woman, of record in Instrument No. 20170428-0042111 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on April 28, 2017.

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 ☐ improved ☒ property know as: 115 Donald St., Nashville, TN 37207

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 the 20th day of August, 2018.

Denim Abedini

Hannah H. Abedini

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Denim Abedini and Hannah H. Abedini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainor, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public

My Commission Expires 5/6/2019

(SEAL)

John M. Wells
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)