Bill Garrett Davidson County
Batch# 135677 DEEDWARR
08/31/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20180831-0086766

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on 08/30/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard W. Feldman, MD 263 Vaughns Gap Road Nashville, TN 37205	Richard W. Feldman, MD 205 29th Ave. North Nashville, TN 37202	129-02-0 023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ziba Investment Company, LLC, a Delaware limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Richard W. Feldman, MD, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF WEST MEADE FARMS, INC., SECTION IV, AS OF RECORD IN BOOK 1835, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF VAUGHN'S GAP ROAD, AT THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTWARDLY 514.3 FEET TO A POINT; THENCE NORTHEASTWARDLY 313 FEET TO A POINT ON THE WESTERLY MARGIN OF JOCELYN HOLLOW ROAD; THENCE WITH THE MARGIN OF SAID ROAD, SOUTHEASTWARDLY, PASSING A CONCRETE MONUMENT AT 286.3 FEET, A TOTAL DISTANCE OF 463.2 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHWARDLY 52.2 FEET TO THE MARGIN OF VAUGHN'S GAP ROAD; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID ROAD, SOUTHWESTWARDLY 257.5 FEET TO THE BEGINNING.

Being the same property conveyed to Ziba Investment Company, LLC, a Delaware limited liabilty company, by Quitclaim Deed from, Flora Sandra Siami, Trustee, dated June 7, 2018, of record in Instrument No. 20180614-0057140, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 263 Vaughns Gap Road, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 08/30/18.

Robert J. Beasley Jr.
Ziba Investment Company, LLC
BY: Robert J. Beasley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/30/18, before me personally appeared, Robert J. Beasley, Jr. for Ziba Investment Company, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/30/18.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY