Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0484S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2018

Notary Public
My Commission Expires: 9/22/20

Karen Y Johnson Davidson County
Batch# 139822 **DEEDWARR**
09/12/2018 08:34:41 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180912-0090243

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	
Jason Ballard Broyles 107 Elberta Street Nashville, TN 37210	new owner	Map/parcel: 119-05-0-241.00

WARRANTY DEED

FOR AND IN 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, I/WE

ARC Properties, G.P., a Tennessee general partnership

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Ballard Broyles, married man

HEREINAFTER CALLED THE GRANTEE(S), its HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, and being Lot Number 134, on the map of the Subdivision of Lot Numbers 3 and 4 and parts of lots 5 and 6 of Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee. Said Lot Number 134 fronts 50.0 feet on the Southerly side of Elberta Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to ARC Properties, G.P., a Tennessee general partnership, by Quitclaim Deed from Sahba Ferdowsi and Bijan Ferdowsi, dated 12/30/04 and recorded 1/4/05 in Instrument No. 20050104-0000885; and being the same property previously conveyed to Sahba Ferdowsi and Bijan Ferdowsi, a married couple, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated 3/5/04 and recorded 3/22/04 in Instrument No. 20040322-0032250, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 Elberta Street Nashville, TN, 37210

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 day of September, 2018

ARC Properties, G.P. a Tennessee General Partnership

BY: _____
Bijan Ferdowsi

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Bijan Ferdowsi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Partner of ARC Properties, G.P., a Tennessee General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as Partner.

Witness my hand and official seal this 7 day of September, 2018

_____
Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN