Karen Y Johnson Davidson County
Batch# 148063 DEEDWARR
10/02/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20181002-0097835

WARRANTY DEED

JILL BRANYAN State of Tennessee Notary Public Davidson County My Commission Expires 07/08/2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/08/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Zaree	New Owner	081-11-0-167.00
(NAME)	(NAME)	
1712 Dr Db Todd Jr Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ebram Nashed and Peter Zaree, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Zaree, single man, 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:

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of McGavock Wetmore and Others Second Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Beginning on the Easterly margin of 18th Avenue North, as widened, at its intersection with the Southerly margin of the first alley North of Wheless Street; thence with the Southerly margin of said alley Eastwardly to the Westerly margin of another alley; the Northeast corner of Lot No. 400; thence with the Westerly margin of the last mentioned alley, Southwardly 60 feet; thence Westwardly and parallel with the Southerly margin of the first mentioned alley, to the Easterly margin of 18th Avenue North, as widened; thence with said Avenue, Northwardly 60 feet, more or less, to the beginning.

Being the same property conveyed to Nick Dorroll and wife, Aimee Dorroll by Warranty deed from Pac-Perl, LLC of record in Instrument No. 20130328-0030291, Register's Office for Davidson County, Tennessee, dated March 22, 2013, and recorded on March 28, 2013.

Being the same property conveyed to Millionaires Institution, LLC by Warranty deed from Nick Dorroll and wife, Aimee Dorroll of record in Instrument No. 20170410-0034681, Register's Office for Davidson County, Tennessee, dated April 05, 2017, and recorded on April 10, 2017.

Being the same property conveyed to Ebram Nashed and Peter Zaree, as tenants in common by Quitclaim deed from Millionaires Institution, LLC of record in Instrument No. 20180131-0009624, Register's Office for Davidson County, Tennessee, dated April 28, 2017, and recorded on January 31, 2018.

unimproved ☐

This is improved ☑ property, known as 1712 Dr Db Todd Jr Blvd., Nashville, TN 37208
(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 our hands this 31st day of August, 2018.

Ebram Nashed

Peter Zaree

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ebram Nashed and Peter Zaree**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

Certification of Authenticity

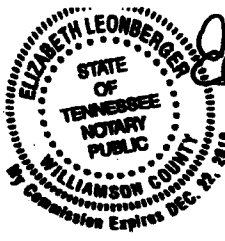
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).