WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151415 **DEEDWARR**
10/15/2018 11:49:40 AM 2 pgs
Fees: $13.00 Taxes: $15,540.00

20181015-0101880

File #13308

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: June 22, 2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC OF WILLIAMSON

Return to: **THIS INSTRUMENT WAS PREPARED BY** Jatin A. Shah
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217
9356 Smithson Lane
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maverick Management, LLC	Maverick Management, LLC	11910002700
(NAME)	(NAME)	
P.O. Box 2582	P.O. Box 2582	
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Mehran & Roushi LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maverick Management, LLC,** 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 Lots(s) 1, as shown on the map entitled Thompson Lane Center, of record in Plat Book 6250, page 839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mehran & Roushi, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20120724-0064911, Register's Office for Davison County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 202 Thompson Lane, Nashville, TN 37211
(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 1st day of October, 2018.

Mehran & Roushi LLC, a Tennessee limited liability company

By: Roushanak Pazouki, MEMBER

Mehran & Roushi LLC, a Tennessee limited liability company

By: Mehran Mozaffari, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid,, personally appeared Mehran Mozaffari and Roushanak Pazouki, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be MEMBERS of Mehran & Roushi, LLC, a Tennessee limited liability company and that they as such MEMBERS executed the foregoing instrument for the purposes therein contained, by signing the name of Mehran & Roushi, LLC a Tennessee limited liability company by themselves as MEMBERS

WITNESS my hand and seal this 1st day of October, 2018.

Notary Public
My Commission Expires:

File No.: 13368

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022