RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811216

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158063 **DEEDWARR**
11/09/2018 10:43:32 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20181109-0111011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zareh Hookassian 1105 N. 8th Street Nashville, TN 37207	Same address as new owner	082 04 0 425.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Five Thousand and 00/100 Dollars ($585,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZAREH HOOKASSIAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being land in Davidson County, Tennessee, as set forth by survey of Delle Land Surveying, dated January 12, 2015, as described as Lot 1105 B on said attached Exhibit "A" and described more specifically as follows:

Beginning at an iron rod in the eastern right of way of North 8th Street, said point being the northwest corner of the Reginald Grady property as described in Instrument 20130306-0022537, Register's Office of Davidson County, Tennessee and the southwest corner of the Vernon Keesee property as described in Instrument No. 20160114-0004152, said Register's Office;

Thence, with said right of way, North 08 degrees 04 minutes 46 seconds East, 31.00 feet to an iron rod, the True Point of Beginning;

Thence, with said right of way, North 08 degrees 04 minutes 46 seconds East 31.00 feet to an iron road, the southwest corner of 1105C;

Thence, with said right of way, with 1105C's south line, South 81 degrees 16 minutes 01 seconds West, 165.00 feet to an iron rod in the west right of way of alley #346;

Thence, with said alley, South 08 degrees 04 minutes 46 seconds West, 31.00 feet to an iron rod in the north line of 1105A

THIS LEGAL IS NOT COMPLETE IT IS MISSING A CALL.

Being that same property conveyed to Mad Properties, LLC, by Warranty Deed from Vernon Thomas Keesee, Jr., an unmarried man, dated November 18, 2016 and recorded in Instrument No. 20161122-0123166, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1105B N 8th Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of November, 2018.

MAD Properties, LLC, a Tennessee Limited Liability Company

Michael Atchley

BY:
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Michael Atchley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of MAD Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 2nd day of November, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 6-20-2021