WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFI

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

JM-AH-18-6013

Karen Y Johnson Davidson County
Batch# 178796 **DEEDWARR**
12/28/2018 10:24:25 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20181228-0125789

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidreza Parsa	**New Owner**	
(NAME)	(NAME)	**91-2-221.00**
6013 Pennsylvania Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL DAY AND WIFE, BETTY JEAN DAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMIDREZA PARSA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Beginning at a point, an iron pin, on the southerly side of Pennsylvania Avenue; thence in a northwesterly direction and parallel with the southerly side of Pennsylvania Avenue 45 feet to an iron pin; thence in a southerly direction 150 feet to an iron pin, the northerly margin of a 25-foot alley; thence in a southeasterly direction and parallel with the said 25-foot alley to an iron pin; thence in a northeasterly direction 150 feet to the point of beginning, and according to a survey of the westerly 28.5 feet of Lot 14 and the easterly 16.5 feet of Lot No. 16, Map of Cherokee Park, Block No. 9, as of record in Book 161, Page 75, Register's Office for said County, and said survey by George W. Watkins, Surveyor, dated July 8, 1960.

Being the same property conveyed to Russell Day and wife, Betty Jean Day by Warranty Deed from Robert C. Smith and wife, Novella Smith, recorded July 18, 1960 in Book 3100, Page 215, Register's Office for Davidson County, Tennessee.

See also Quitclaim Claim from 5001 Kentucky, LLC, a Limited Liability Company, to Russell Day and Betty Jean Day, husband and wife, recorded August 28, 2017 in Instrument No. 20170828-0088008, Register's Office for Davidson County, Tennessee.

Jeremy Michael Cart is executing this instrument on behalf of Russel Day by authority granted in power of attorney of record at instrument number 20180316-0025256 in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6013 Pennsylvania Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF DECEMBER, 2018.

Russell Day by JCart as Attorney in fact
Russell Day
by Jeremy Michael Cart as his Attorney-in-fact

Betty Jean Day
Betty Jean Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY MICHAEL CART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUSSELL DAY, and who acknowledged he/she/they executed the same as the free act and deed of the said RUSSELL DAY.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JEAN DAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212