Karen Johnson Davidson County
Batch# 192803 DEEDWARR
02/07/2019 09:53:37 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20190207-0011755

RECORD AND RETURN TO:
NEXUS TITLE & ESCROW, LLC.
279 GERMANTOWN BEND COVE
CORDOVA, TN 38018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION, BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $910,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
NEXUS TITLE & ESCROW LLC. 279 GERMANTOWN BEND COVE, CORDOVA, TN 38018

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azhar Amiraly 2202 Dickerson Pike Nashville, TN 37207	Azhar Amiraly 2202 Dickerson Pike Nashville, TN 37207	071 07 0 073.00

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, WE(I),

Guglani, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Azhar Amiraly

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TN,** DESCRIBED AS FOLLOWS, TO-WIT:

Property being known as 2202 Dickerson Pike, Nashville, TN 37207 and being described as follows:

SEE EXHIBIT

Unimproved ( )

This is improved (X) property known as **2202 Dickerson Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/her/their heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: 2019 City and County taxes, not yet due and payable, Utility Easement contained in Instrument No. 20080131-0009935 and Access Agreement contained in Instrument No. 20080802-0082199; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

IN Witness Whereof, Grantor has executed this instrument this the 23rd day of January, 2019.

Guglani, Inc.

BY: _____
Tajinder Kumar as Vice- President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public, within and for the state and county aforesaid, personally appeared **Tajinder Kumar**, with whom I am personally acquainted and who upon his oath acknowledges himself to be the Vice-President of **Guglanil, Inc.**, within named bargainor, a corporation, and being authorized so to do, has executed the forgoing instrument for the purposes therein contained by signing the name of the corporation as such **Vice-President.**

Witness my hand and official Notarial Seal, at office at Davidson County, Tennessee, this 23rd day of January, 2019.

Karen R. Campbell
Notary Public
My commission expires: Nov. 8, 2021

SEAL

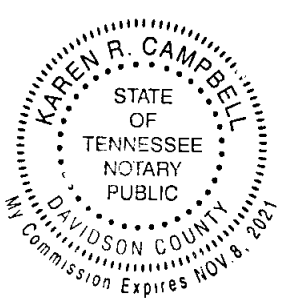


EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Tax Parcel Identification Number: 071 07 0 073.00

TRACT I:

The following property description is a parcel of record at the northwest corner of the above referred to intersection known as Parcel 73.00 of Davidson County Property Map 71-07, Tax Assessor's Office, Davidson County, Tennessee and is recorded in Deed Book 9056, Page 377, Register's Office for Davidson County, Tennessee. The property is further described according to a survey by Alpha 2000 Group, LLC and dated July 22, 2001.

Beginning at a new iron rod in the northerly margin of West Trinity Lane, said point being South 84° 32' 26" East 596.08 feet from Parcel 060.00 (3.75 acres) of Map 71-07, being the southwest corner of the subject property and the southeast corner of Parcel 074.00 which is vested in Charles E. and Jo H. Evans and recorded as Instrument No. 20000207001268S, R.O.D.C., TN.

THENCE, leaving said road margin and running with the easterly property line of said Evans and part of the easterly property line of Parcel 070.00, vested in Eun S. Lim, and recorded in Deed Book 7168, Page 078, R.O.D.C., TN, North 16° 37' 45" East 173.11 feet to an new iron rod, the northwest corner of the subject lot and the southwest corner of another lot vested in Eun S. Lim and recorded in Deed Book 7168, Page 078, R.O.D.C., TN also known as Parcel 071.00 of Property Map 71-07.

THENCE, running with the southerly property line of said Eun S. Lim property South 72° 31' 00" East 130.00 feet to a new iron rod in the westerly margin of Dickerson Road, the northeast corner of the subject property.

THENCE, running in a southwesterly direction along the westerly margin of Dickerson Road and with a curve having a radius of 3853.00 feet, a central angle of 01° 33' 31", and an arc length of 104.81 feet to a new iron rod at the beginning of a radius return at Dickerson Road and West Trinity Lane.

THENCE, running with a segment of the radius return in a southwesterly direction, said return having a said radius of 49.92 feet, a central angle of 38° 10' 27", and an arc length of 33.26 feet to a new PK Nail at the northeasterly corner of a 212 square foot parcel vested in the State of Tennessee by Instrument No 20000619006060S, R.O.D.C., TN.

THENCE, running with the State of Tennessee property and the southerly property line of the subject property for the next four (4) calls:

1) North 62° 50' 23" West 7.29 feet to a new PK Nail,
2) South 69° 09' 42" West 27.38 feet to a new PK Nail,
3) North 84° 32' 26" West 22.73 feet to a new PK Nail,
4) South 05° 22' 42" West 1.92 feet to a new PK Nail, said point being in the old northerly margin of West Trinity Lane

THENCE, running with said northerly road margin North 84° 32' 26" West 68.63 feet to the point of beginning.

CONTAINING, 19,995 Square Feet, more or less, OR 0.459 Acres, more or less.

Being the same property conveyed to Guglani, Inc from Ahmad M. Salem by deed recorded in Instrument No. 20080604-0057497, an the Register's of Davidson County, Tennessee.

Property Address: 2202 Dickerson Pike, Nashville, TN 37207