Name and Address of New Owner:
Nicholas Mears
1520 Saunders Avenue
Nashville, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 194308 DEEDWARR
02/12/2019 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20190212-0013008

Map & Parcel No: 05111004001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zobair Rahimi**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Andrew Mears and Jennifer Mears, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being part of Lot No. 11 on the Plan of the Subdivision of the Herbert Anderson Tract, a part of the N. O. Love Estate, as of record in Book 421, page 37, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, August 11, 1962, as follows:

Beginning at an iron pin on the westerly margin of Roberta Avenue at the northeast corner of the property conveyed to Morse W. Cowell and wife, by deed from William Howard Baker and wife, of record in Book 3224, Page 151; thence with the westerly margin of said Avenue, northwardly 65 feet to an iron pin; thence westwardly 132 feet to an iron pin; thence westwardly 81.2 feet to an iron pin; thence southwardly 73.5 feet; thence eastwardly, passing said Cowell's northwest corner at 7 feet, and continuing with said Cowell's northern boundary line, in all 138.4 feet to an iron pin 7 feet north of a house on said Cowell property; thence continuing with said Cowell's northern boundary line, eastwardly 74.6 feet to the beginning.

Being the same property conveyed to Zobair Rahimi by Warranty Deed from Jerome Manning, a married man dated October 31st 2017 and recorded November 2nd 2017 in Instrument No. 20171102-0112640, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of February, 2019.

_____(SEAL)
Zobair Rahimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2019, before me personally appeared Zobair Rahimi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of February, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $459,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of February, 2019.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

_____
Notary Public
My commission expires: 11.8.22
File No. 19-106

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 12.05.19