Name and Address of New Owner:
Eiman Jahangir and Amber Elizabeth Solivan
1703 Villa Place
Nashville, TN 37212

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 285114 DEEDWARR
09/12/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20190912-0092637

Map & Parcel No: 104-08-0-367.00

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, **NTG PROPERTIES, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eiman Jahangir and Amber Elizabeth Solivan, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled O.B. Hay's Rokeby Plan, of record in Plat Book 161, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH AND SUBJECT TO A JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 9400, PAGE 475, SAID REGISTER'S OFFICE.

Being the same property conveyed to NTG PROPERTIES, LLC, by deed from ARTHUR DIXON BROWN, JR., AS SUCCESSOR TRUSTEE OF THE ALICE WINROW BROWN LIVING TRUST, ESTABLISHED UNDER THE LIVING TRUST DECLARATION LAST WILL AND TESTAMENT OF ALICE WINROW BROWN, AND AS PERSONAL REPRESENTATIVE OF THE LIVING TRUST DECLARATION LAST WILL AND TESTAMENT OF ALICE WINROW BROWN, of record in Instrument No. 201709180094809, dated August 22, 2017, said Register's Office.

This is improved property known as 1703 Villa Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 9th day of September, 2019.

NTG PROPERTIES, LLC

By: _____(SEAL)
Marshall Hall, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2019, before me personally appeared Marshall Hall of NTG PROPERTIES, LLC, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07.06.2020 DAVIDSON COUNTY

_____
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 $865,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of September, 2019.

_____
Notary Public
My commission expires: 05-09-23
File No. 2019-545

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020