Karen Johnson Davidson County
Batch# 414733 DEEDWARR
06/15/2020 11:34:52 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30
20200615-0060909

22226
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Fariborz Jon Davachi
3558 Dickerson Pike
Nashville, TN 37207

Send Tax Bills to:
New Owners

Map/Parcel: 04301022100
04301002700

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, I/we, **Jerry Bowers, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Fariborz Jon Davachi**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL A:
Land located in Davidson County, Tennessee, being Lots Nos. 1, 22, 23 and 24 of Block "E" of East Lawn, a subdivision of part of Edgemeade Farm, plat of which is of record in Book 547, pages 153 and 154, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

PARCEL B:
Land located in Davidson County, Tennessee, being Lot No. 2 of Block "E" of East Lawn, a subdivision of Part of Edgemeade Farm, plat of which is of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Odell Binkley, Jr. and Jerry Bowers by Substitute and Successor Trustee's Deed dated November 4, 2009, and filed in Instrument No. 20091116-0105213, said Register's Office, and by Quitclaim Deed from Odell Binkley, Jr., General Partner of Binkley Family Investments, L.P., dated June 15, 2011, and filed in Instrument No. 20110712-0053099, Register's Office for Davidson County, Tennessee.

The above described property is commercial and not a residence of the said Grantor.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 1100 & 1104 Gallatin Road, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES 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 GRANTEES, 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) as on the date shown on the Notary forms.

Jerry Bowers

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 5th day of June, 2020.

Notary Public

My Commission Expires:

3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 679,000.00

Affiant

Subscribed and sworn to before me this 5th day of June, 2020.

Notary Public

My Commission Expires:

3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022