WARRANTY DEED

Karen Johnson Davidson County
Batch# 452521 DEEDWARR
08/07/2020 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20200807-0088240

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Madelyn Lied
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2020

L.M. Moorhead
Notary Public

MY COMMISSION EXPIRES: 3.18.2021

(AFFIX SEAL)

L. MOORHEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mehrdad Rabiei	Mehrdad Rabiei	14707009200
(NAME) 515 Church St #4409 ~~4515 Nolensville Pike~~	(NAME) 515 Church St #4409 ~~4515 Nolensville Pike~~	
(ADDRESS) Nashville, TN 37219 ~~37211~~	(ADDRESS) Nashville, TN 37219 ~~37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Elkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mehrdad Rabiei,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4515 Nolensville Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 hands this 20th day of July, 2020.

Stephen D. Elkins
Stephen D. Elkins

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8374-cc

State of Tennessee
County of Williamson

Personally appeared before me Stephen D. Elkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2020.

Notary Public
My Commission Expires: 11/14/21

File No.: 12666

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

Being part of a Tract of Land in the First Civil District of said County, conveyed to Lizzie Watson, by deed from T.J. McMurrough, of record in Book 1284, page 132, Register's Office for Davidson County, Tennessee. Said Tract is described according to Metropolitan Government of Nashville and Davidson County Map 147-7 Parcel 92 as follows:
Fronts 149 feet on the South side of Taylor Avenue and extends back between lines 159 feet on the east line and 135 feet on the west line in the rear on which it measures 152 feet.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from Sharon Watson, Connie Watson, and Jackie Watson recorded on December 29, 1992, of record in Book 8825, Page 825, Register's Office for Davidson County, Tennessee.

Tract 1:
Land in the 6th, formerly the 8th, Civil District of said County, Described according to a survey made by Geo. W. Watkins, Surveyor, March 10, 1953, as follows:
Beginning at at point on the westerly margin of the Nolensville Pike at the southeast corner of the property conveyed to W.L. Thompson and wife, by deed from Johnson Blackman and wife, of record in Book 1785, page 297, Register's Office for said County; thence with the southern boundary line of said Thompson property south 87 deg. 30' West 140 feet to the eastern boundary line of the property conveyed to Lizzie Watson, by deed from T.J. McMorrough, of record in Book 1284, Page 132, said Register's Office; thence with the eastern boundary line of said Watson property south 18 deg. 45' east 39 feet to the northern boundary line of the Mary Merritt, formerly Melvin Winstead property; thence with the northern boundary line of said Merritt property, south 86 deg. 30' east 156 feet to the westerly margin of said Nolensville Pike; thence with the westerly margin of said Pike, north 22 deg. 45' West 80.6 feet to the beginning.
Included in the above described property but expressly excluded herein is that property condemned by the State of Tennessee for highway purposes of record in Book 4264, page 33, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, dated April 28, 1982, and known as Job No. 82-073 as follows: Beginning at an iron pin set on the westerly margin of Nolensville Road, said point of beginning being the Northeast corner of this property and the Southeast corner of the Bobby G. Lawson property of record in Deed Book 4691, page 634, R.O.D.C., Tn.; thence with the westerly margin of the said Nolensville Road S 19 deg. 56' 38" E 47. 53' to an iron pin set at the intersection of the margins of the said Nolensville road and the northerly margin of Winston Place; thence with the Northerly margin of said Winston Place the following calls: S 67 deg. 59' 50" W 47. 58' to an iron pin; thence S 79 deg. 58' 47" W 46. 29' to an iron pin; thence N 84 deg. 43' 36" W 44.54' to an iron pin; thence N 80 deg. 35' 57" W 117.26' to an iron pin; thence leaving the margin of the said Winston Avenue and with the line of the Tommie D. Saunders land of record in Deed Book 5290, page 791, R.O.D.C., Tn. N 02 deg. 03' 40" E 73.15' to an iron pin; thence leaving Saunders line and with the line of the Lizzie Walker land of record in Deed Book 4468, page 968, R.O.D.C., Tn. and then with the line of the aforesaid Bobby G. Lawson land S 83 deg. 37' 36" E 232.33' to the point of beginning, containing 0.40 acres more or less.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from Robert L. Miller and James E. Buck, Jr. a partnership recorded on January 14, 2012, of record in Book 8275, Page 264, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM