Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Town Auto Sales, LLC 2400 Nolensville Road Nashville, TN 37211	118-08-0-130.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

Karen Johnson Davidson County
Batch# 535792 DEEDWARRSP
12/16/2020 11:27:02 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201216-0148540

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **TOWNS AUTO SALES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Grandview Heights of record in Plat Book 161, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the East side of Cruzen Street or Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Merani Properties, GP, a Tennessee General Partnership by Warranty deed from Robin Family, L.P. of record in Instrument No. 20180119-0005823 Register's Office for Davidson County, Tennessee, dated January 13, 2018 and recorded on January 19, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2021, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Book 161, Page 14 & 15, Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me this 11 day of Dec, 2020.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-3-22

This is improved property located at **2418 Cruzen St, Nashville, TN 37211.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor does further covenant and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor only from the date on which Grantor took title in the above described deed to the date of this deed and the recording thereof..

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 11th day of December, 2020.

Merani Properties, GP, a Tennessee General Partnership

BY: _____
Reber Merani
Partner

BY: _____
Rangebar Merani
Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBER MERANI, signing for MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

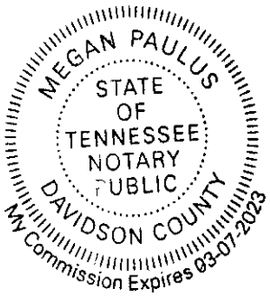
Witness my hand and official seal, this the 11th of December, 2020.

Megan Paulus

Notary Public

My Commission Expires: 3/7/23

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANGEBAR MERANI, signing for MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MERANI PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of December, 2020.

Megan Paulus

Notary Public

My Commission Expires: 3/7/23

(SEAL)

