Instr:200005030044355 Page: 1 OF 2
REC'D FOR REC 05/03/2000 9:10:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $401.45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Amanda Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000.

W. Bates Lehman
Notary Public

MY COMMISSION EXPIRES: 2/3/02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Nunnally	1st Trust Bank for Savings	104-9E-11CO
(NAME)	(NAME)	
3520 West End Avenue, #11	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

MOHAMMAD B. SHAHEBRAHIMI, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW B. NUNNALLY AND WIFE, CARLA M. NUNNALLY ,

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:

Being Unit No. 11 as shown on the Plan of Richland Place Condominium, according to the Master Deed of record in Book 6100, page 222, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 570, Register's Office for Davidson County, Tennessee, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammad B. Shahebrahimi by deed from Laura C. Sullivan, now Hood of record in Book 10815, Page 615, Register's Office for Davidson County, TN.

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 3520 West End Avenue #11, Nashville, TN 37205

(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 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 hand(s) this 28th day of April, 2000.

Mohammad B. Shahebrahimi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville , Tennessee this 28th day of April, 2000

Commission expires 8/8/03

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public