# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,500.00**

James F. Walsh III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James F. Walsh III** | **Bank of America, N.A.** | **104-6-F-10CO** |
| (NAME) **3310 Long Blvd. B-6** | (NAME) **2059 Northlake Parkway** | |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) **Tucker, GA 30084** | |
| (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, **TAHER RASHIDI AND WIFE, GOHAR SAMAY RASHIDI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES F. WALSH, III, Unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B-6, as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125 and amended in Book 6359, Page 510 and Book 6365, Page 587, Register's Office for Davidson County, Tennessee, and made subject to all covenants and restrictions set forth therein.

Being the same property conveyed to Taher Rashidi by deed from Howell E. Adams, Jr. and wife, Madeline R. Adams of record in Book 10311, Page 909 Register's Office for Davidson County, Tennessee.

Gohar Samay Rashidi, wife of said Taher Rashidi, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3310 Long Blvd. B-6, Nashville, TN 37203**
(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 hand this 28th day of February, 2001.

Taher Rashidi

Gohar Samay Rashidi

Davidson County DEEDWARR
Recvd: 03/07/01 13:37 2pgs
Fees:11.00 Taxes:290.45

20010307-0021674

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 Taher Rashidi, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public