WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/02 14:01 2pgs
Fees:13.00 Taxes:192.40

20020416-0047162

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie W. Panahagani	Connie W. Panahagani	147-03-0-B-019.00
(NAME)	(NAME)	
370 Wallace Road #G-12	370 Wallace Road #G-12	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	
(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, Holly Hills Apartments Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie W. Panahagani, an unmarried person, 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:

Land in Davidson County, Tennessee, being Unit No. G-12 on the Plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, Page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being a portion of the same property conveyed to Holly Hills Apartments, L.L.C., a Tennessee Limited Liability Company on 3/31/98 by deed from 1994-N2 Tennessee Associates LP, a Delaware Limited Partnership of record in Book 10868, Page 203, Register's Office Davidson County, Tennessee. Holly Hills Apartments, LLC, A Tennessee Limited Liability Company since merged into Holly Hills Apartments Partnership pursuant to Certificate of Merger of record in Instrument No. 199912290306242, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 370 Wallace Road G-12, 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 hand this 7th day of March, 2002.

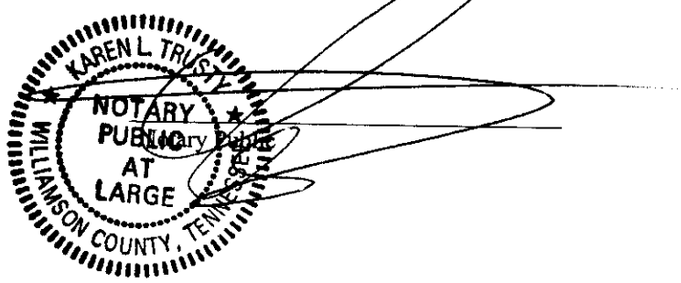
Holly Hills Apartments Partnership

By: _____

Frank F. Ghertner, Managing General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank F. Ghertner with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Managing General Partner respectively of the Holly Hills Apartments Partnership the within named bargainor, and corporation, and that he/she as such Managing General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank F. Ghertner as such Managing General Partner .



My Commission Expires: 12-24-03

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027