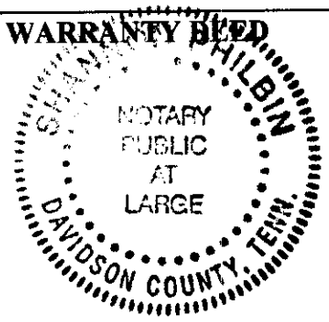
WARRANTY DEED



My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2003.

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
Ali Torabi Sereshki	**Ali Torabi Sereshki**	**171-3-B-195CO**
(NAME)	(NAME)	
601 Old Hickory Blvd. #1	**601 Old Hickory Blvd. #1**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **VIVIAN HARDISON, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALI TORABI SERESHKI, AN UNMARRIED MAN**, 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 1 on the plan of Phase II, Section 6, Townhomes of Fredericksburg of record in Book 9700, Pages 953 and 954 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vivian Hardison, a single person by deed from James Keith Hare and Emily Jones Hare of record in Instrument No. 200008140080297 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restriction of record and property taxes for the current year.

unimproved ☐
This is improved ☒ property, known as **601 Old Hickory Blvd. #1, Brentwood, TN 37027**
(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 17th day of April, 2003.

Vivian Hardison
Vivian Hardison

Davidson County DEEDWARR
Recvd: 04/22/03 18:51 2pgs
Fees:13.00 Taxes:606.80
20030422-0053688

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

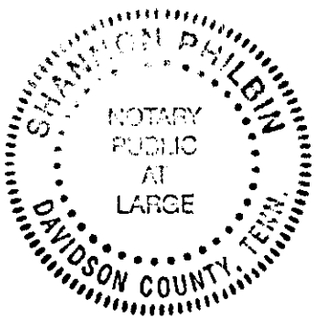
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian Hardison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2003.

Commission expires: July 26, 2003



My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public