Davidson County DEEDWARR
Recvd: 10/20/04 13:09 2pgs
Fees:13.00 Taxes:555.00

20041020-0126239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Ashley Segroves	Ashley Segroves	093-02-3-C
208 3rd Avenue, North #200	208 3rd Avenue, North #200	GROUP
Nashville, Tennessee 37201	Nashville, Tennessee 37201	PARCEL 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Al Malek and wife, Zhaleh Malek, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Segroves and husband, Brannon Segroves, 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. 200 as described in the Master Deed and Plan of 208 Third Avenue North Condominiums of record in Book 10165, page 684, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant as set forth in said Master Deed and Plan to which reference is hereby made for a more complete description.

BEING the same property conveyed to Al Malek and wife, Zhaleh Malek, by deed dated September 18, 1997, from 208 3rd Avenue North, LTD, a Tennessee Limited Partnership, of record in Book 10618, page 642, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 208 3rd Avenue, North #200, Nashville, TN 37201

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 our hands this 18th day of October, 2004.

Al Malek

Zhaleh Malek

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Al Malek and Zhaleh Malek, 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 18th day of October, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee