File No: 251100273

WARRANTY DEED

Bethany Porter
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Shakouh M Arvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Bethany Porter
Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 11/30/05 08:59 2 pgs
Fees:13.00 Taxes:79.55
20051130-0143718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shokouh M. Arvin	SAME	147-03-0A-101.00
(NAME)	(NAME)	
701 Judge Mason Way		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Julie Carter, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **Shokouh M. Arvin, a married person**, HEREINAFTER CALLED THE GRANTEE, HER 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. H-7 on the Plan of Harding Place Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums, as of record in Book 5200, Page 571 and 572, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Julie Carter by Warranty Deed dated April 12, 2002 of record in Instrument No. 20020417-0047846, Register's Office for Davidson County, Tennessee.

Master Deed, By-Laws and Homeowners' Charter of record in Book 6104, Page 725; Charter for Homeowners' Association of record in Book 6081, Page 872; Appointment of Successor Trustee pertaining to Master Deed of record in Instrument No. 20050815-0096131; Sanitary Sewer Easement of record in Book 3312, Page 560; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3570, Page 75 all matters shown on plat of record in Plat Book 5200, Pages 571-572, revising Plat Book 421, Page 8, Page Book 2900, Page 191 and Book 3842, Page 35; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 441 Harding Place, H-7, 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 GRANTEE, HER heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, HER 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 18th day of November, 2005.

Julie Carter

Julie Carter

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Carter 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 at office this 18th day of November, 2005.

Commission expires: August 16, 2009

Bethany Porter

Bethany Porter Notary Public

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RETURN TO:

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