McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Tina V. Crawford
Affiant

Subscribed and sworn to before me, this the 1st day of September, 2006.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

Davidson County DEEDWARR
Recvd: 09/06/06 11:24 2 pg
Fees:13.00 Taxes:462.13
20060906-0110024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hamid Raissian	New Owner	**117-11-B-82.00 CO**
3600 Hillsboro Pike, F-2	405 Forest Valley Rd NE	
Nashville, TN 37215	Atlanta, GA 30342-2354	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tina V. Crawford, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hamid Raissian, a married person and Timothy Raissian, a single person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. F-2, Parcel 82, in a horizontal property regime located on the Plat of Villager East Condominiums of record in Plat Book 5200, page 235, said Register's Office, as corrected by Surveyor's Certificate of Correction of record in Book 5679, page 78, said Register's Office. to which reference is hereby made for a more complete description.

Beign the same property conveyed to Tina V. Crawford, unmarried by deed from MPS Properties, A General Partnership of record in Instrument 200510180125668, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved (____) property known as 3600 Hillsboro Pike, F-2, Nashville, TN 37215.

117-11-B-82.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2006:

Tina V. Crawford

Tina V. Crawford, unmarried

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Tina V. Crawford, unmarried, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2006.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this 1st day of September, 2006.

Notary Public

My Commission Expires: _____

20061136R