07-03-033-D

Davidson County DEEDWARR Recvd: 04/03/07 09:06 2 pgs Fees:13.00 Taxes:819.55 **20070403-0039560**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00 Affiant Subscribed and sworn to before me, this 30th DAY OF March, 2007. Notary Public MY COMMISSION EXPIRES: 3/04/11 (AFFIX SEAL)

WARRANTY DEED

B-MSRE-07-116

KAREN ANN JAMES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires March 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Sedaghat	Market Street Mortgage (NAME)	
116 31st Avenue North, #202	P.O. Box 22128	104-2-S-10.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Tampa, FL 33622-2128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN M. KARAMICHALIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN SEDAGHAT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 202, TOGETHER WITH PARKING SPACE NO. 5, OF THE HEDRICK PLACE CONDOMINIUMS A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR HEDRICK PLACE CONDOMINIUMS, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS INSTRUMENT NO. 200002030011406, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, AS EXHIBIT "C", SAID REGISTER'S OFFICE, 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 PLAN OF HEDRICK PLACE CONDOMINIUMS, AS SHOWN ON EXHIBIT MAP TO THE MASTER DEED AS RECORDED IN SAID REGISTER'S OFFICE, AS INSTRUMENT NO. 200002030011406, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT AND PARKING SPACE.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. KARMICHALIS BY WARRANTY DEED FROM MATTHEW STRACHAN AND BERNADETTE STRACHAN, RECORDED ON THE 1ST DAY OF JULY, 2005 IN INSTRUMENT NO. 20050701-0076387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The said John M. Karamichalis and John M. Karmichalis are one in the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those lised in Instrument No. 20000203-0011406 and Instrument No. 20000202-0011046, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 116 31st Avenue North, #202, Nashville, Tennessee 37203
(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(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 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 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 hand(s) this 30th day of March, 2007.

John M. Karamichalis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Karmichalis, the within named bargainor, 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 and official seal, this the 30th day of March, 2007.

Notary Public

My Commission Expires: 03/04/11

(SEAL)

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 4, 2011

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903