WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

BOX 13
13259

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yaser Bayazidi	Market Street Mortgage Corporation	133-11A-14CO
(NAME)	(NAME)	
500 Paragon Mills Rd., Unit # B-8	6040 Camp Bowie Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Fort Worth, TX 76116	
(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, John M. Tilley, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yaser Bayazidi, Unmarried and Parshano Bayazidi, Unmarried, with rights of survivorship, 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 Number B-8 of Canterbury Hall Condominiums, a Horizontal Property Regime, as shown by plat of record in Plat Book 5200, Page 159, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to John M. Tilley, by deed of record in Instrument No. 20030714-0097607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 500 Paragon Mills Road Condominium B-8, 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 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.

Davidson County DEEDWARR
Recvd: 05/25/07 12:49 2 pgs
Fees:13.00 Taxes:277.50
20070525-0062669

Witness my hand this 16th day of May, 2007.

x John M. Tilley
John M. Tilley

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 John M. Tilley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2007.

Commission expires:
7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County