Davidson County DEEDWARR
Recvd: 12/03/07 12:35 2 pgs
Fees:13.00 Taxes:767.75

20071203-0139775

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $207,500.00

Subscribed and sworn before me this the 14th day of November, 2007.

(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Jennifer Crowell
Affiant

Notary Public

WARRANTY DEED

700733

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Yaghoob Hanai
808 Harpeth Terrace Place
Nashville, TN 37221

Send tax bills to:
New Owner

Map 93-5-2-A, Parcel 107CO

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Marshall Fant and wife, Candace Fant

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

Yaghoob Hanai

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 204 on the Plan of Watauga Condominiums, Inc., (formerly known as Polk Manor Condominium) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6339, page 281; as amended in Book 6697, page 889; and amended and restated in Instrument Number 20061025-0132105, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

Being all of the same property conveyed to Marshall Fant and wife, Candace Fant from Watauga Condominiums, Inc. by deed dated 10/31/06 of record in Instrument No. 20061103-0136756, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 222 Polk Avenue #204, Nashville, TN, 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 14 November, 2007.

Marshall Fant

Candace Fant

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Marshall Fant and Candace Fant, the bargainor(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 and official seal this 14th day of November, 2007.

My commission expires: July 5, 2010

Notary Public

OFFICIAL SEAL
TARA SPITZZERI
NOTARY PUBLIC-OREGON
COMMISSION NO. 408218
MY COMMISSION EXPIRES JULY 5, 2010