WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/08 11:24 2 pg
Fees:13.00 Taxes:543.90

20080623-0064292

MY COMMISSION EXPIRES
March 14, 2010

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan I. Niazi	Same as Owner	128-13-A
(NAME)	(NAME)	Parcel 215 CO
215 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RICHARD H. ADELSON AND WIFE, JANE K. ADELSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN I. NIAZI AND THA NOP-NIAZI, HUSBAND AND WIFE,** 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 No. 215, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by Master Deed and Bylaws, of record in Book 6678, page 771 amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and Bylaws and being located upon Lot No. 1 of the Plan of The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard H. Adelson and wife, Jane K. Adelson, by deed from Jerry L. Rossman and wife, Candace J. Adelson, of record in Instrument #20061218-0155345, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 590 and Book 6250, page 748, said Register's Office; (c) Master Deed and Bylaws of record in Book 6678, page 771, Book 6736, page 110, Book 6831, page 982, Book 7271, page 256 and Book 6801, page 962, said Register's Office; and (d) easements of record in Book 7803, page 694, Book 6551, page 981 and Book 4851, page 918, said Register's Office.

* Instrument Number

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book ____, page ____, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 215 Westfield Drive, Nashville, Tennessee 37221

(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.

Witness our hands this 13 day of June, 2008.

Richard H. Adelson By Kevin D. Montgomery, His Attorney in Fact

Jane K. Adelson By Kevin D. Montgomery, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2007, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Richard H. Adelson and Jane K. Adelson and acknowledged that he executed the same as the free act and deed of Richard H. Adelson and Jane K. Adelson.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires:

Notary Public

