Davidson County DEEDWARR
Recvd: 03/04/09 15:10 3 pgs
Fees:18.00 Taxes:1628.00

20090304-0019396

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2009. Notary Public My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Feridoun Bidel 409 Village Hall Place Nashville, TN 37215	New Owner	131-02-0M 014.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN OVERTON**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FERIDOUN BIDEL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

Unit No. 2150 of Village Hall, (also known as 409 Village Hall Place, Unit 2150), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-laws appended thereto, which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments,

property, co-owners and tenants of Village Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument no. 20050510-0052650, and amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carolyn Overton by deed dated February 21, 2007, from Haury and Smith Contractors, Inc., of record in Instrument No. 20070305-0027216, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of Village Hall Condominium Condominiums, of record in Instrument No. 20050510-0052650, as amended in Instrument No. 20060601-0064170, Register's Office for said County.

3. A 30 foot by 40 foot Bell South easement on the southeasterly corner of record in Book 11740, page 614, Register's Office for Davidson County, Tennessee.

4. Possible burial vault in northerly portion at a pile of dressed stones, and ingress and egress thereto.

This is improved property known as: 409 Village Hall Place Nashville,TN 37215.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of February, 2009.

Carolyn Overton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN OVERTON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2009.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING Old Republic National Title Insurance Company to issue a policy or policies insuring the title to the property without one or more of the standard ALTA title exceptions 1 through 4, and without exception for unfiled mechanics' and materialmen's liens; and as an inducement to such issuance by Old Republic National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Old Republic National Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of any claims or losses from the above, including any such costs incurred in defense of such claims.

The execution of this affidavit does not obligate the Company to delete any of the reference exceptions. The Company reserves the right to rely on any information available in making a final determination regarding the deletion of such exceptions.

EXECUTED February 26th, 2009.

Sworn to and subscribed before me this 26th day of February, 2009. Notary Public My Commission expires:_____ (SEAL) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010	Carolyn Overton

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212