Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $196,500.00

Affiant

Subscribed and sworn to before me, this 23rd 21st day of June, 2010.

Notary Public

My commission expires: 9/18/2012

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sheeva Rouhani-Fard **Khalil Rouhani-Fard**	**BAC Home Loan Servicing, LLP**	**Map\Parcel: 105-14-0-C-122.00CO**
2310 Elliott Avenue, #122	**P. O. Box 15222**	
Nashville, TN 37204	**Wilmington, DE 19886-5222**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Elizabeth Vitucci, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

an unmarried woman a married man
Sheeva Rouhani-Fard/and Khalil Rouhani-Fard/joint tenants 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 122 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose 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 The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Davidson County 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, Davidson County Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Elizabeth Taylor, an unmarried woman, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated March 14, 2008, of record in Instrument No. 20080317-0026408, Register's Office for Davidson County, Tennessee. Mary Elizabeth Taylor has since married and is now known as Mary Elizabeth Vitucci

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 21, Page 78, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20070525-0062832, amended in Instrument No. 20070604-0065994, Instrument No. 20070614-0071575 and Instrument No. 20070822-0100253, Register's Office for DAVIDSON County, Tennessee.
Lease to Web Service Co. of record in Book 10584, Page 149, Register's Office for DAVIDSON County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100038224 DEEDWARR
Recvd: 06/23/10 10:30 2 pgs
Fees:13.00 Taxes:727.05
20100623-0048958

Easement Agreement for Cable Telephone Maintenance of record in Instrument No. 20000418-0038819, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20070925-0114302, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to the rights of others in and to common areas / elements.
Subject to a lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2310 Elliott Avenue, #122, Nashville, TN 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this ~~23rd~~ 21st day of June, 2010.

Mary Elizabeth Vitucci

Mary Elizabeth Vitucci

*Chris Vitucci, spouse of Mary Elizabeth Vitucci, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Chris Vitucci

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mary Elizabeth Vitucci and husband, Chris Vitucci, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this ~~23rd~~ 21st day of June, 2010.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100470DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027