File No. 291100306

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/20/13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100039673 DEEDWARR
Recvd: 06/29/10 14:58 2 pgs
Fees:13.00 Taxes:155.40
20100629-0050835

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLLC
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salim Altaie	NEW OWNER	147030B04400CO
(NAME) 370 Wallace Rd. Unit# D-30	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, Brian A. Fadden, an unmarried man, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Salim Altaie and Sinan Altaie and Jeffry Alan Edward, tenants in common with right of survivorship,** hereinafter called the grantee(s), 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. D-30, of Southern Hills Condominium created under Title 64, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed, to which reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to BRIAN A. FADDEN, UNMARRIED by deed from HEATHER AHONEN, UNMARRIED of record in Instrument No. 20070309-0029288 on 02/27/2007 and filed for record on 03/09/2007, Register's Office for DAVIDSON County, Tennessee.

Master Deed and By Laws of record in Book 6594, Page 502, and amended in Book 7044, Page 209, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6695, Page 22, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6576, Page 69, Register's Office for said County.

County of Davidson Taxes for the year 2009 due and payable in the amount of $387.19. All prior years are paid. All subsequent years a lien, not yet due and payable. Tax Parcel ID No. 147030B04400CO

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 370 Wallace Rd. Unit# D-30, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 21 day of June, 2010.

Brian A. Fadden

Brian A. Fadden

STATE OF FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brian A. Fadden, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained

Witness my hand at office this 21 day of June, 2010.

Commission expires:

MARY BETH O'BRIEN
Notary Public - State of Florida
My Commission Expires Dec 13, 2010
Commission # DD 622012
Bonded Through National Notary Assn.

Mary Beth O'Brien

Notary Public

File Number: 291100306

RETURN TO: