WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040729 DEEDWARR
Recvd: 07/02/10 11:07 2 pgs
Fees:13.00 Taxes:251.75

20100702-0052018

R-VRE-10-0814

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,041.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2010.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yasaman Kiani	New owner (NAME)	
814 Ashlawn Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-5-A-32.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOSHUA WOOD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YASAMAN KIANI , ~~An unmarried person~~ , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-14, ASHLAWN PLACE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6607, PAGE 596, AMENDED IN BOOK 7168, PAGE 550, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

THE SAID MELIA WOOD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA WOOD, UNMARRIED BY WARRANTY DEED FROM B. SCOTT SMITH, MARRIED, RECORDED ON THE 1ST DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050401-0035637, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 6607, PAGE 182; BOOK 6669, PAGE 527; BOOK 6607, PAGE 596; BOOK 7168, PAGE 550; BOOK 4786, PAGE 520; BOOK 6416, PAGE 871; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

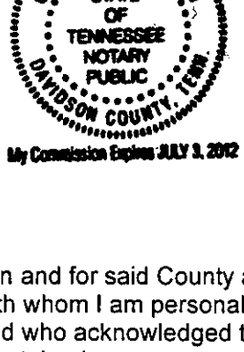
unimproved ( )
This is improved (X) property, known as 814 Ashlawn Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 hand(s) this 30th day of June, 2010.

Joshua Wood

Melia Wood



My Commission Expires JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Wood and Melia Wood, the within named bargainor, 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 the 30th day of June, 2010.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903