File No. 210090451

SPECIAL WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20100062020 DEEDWARRSP
Recvd: 10/01/10 11:37 2 pgs
Fees:13.00 Taxes:88.80

20101001-0078433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffry Alan Edward	NEW OWNER	147-3-B-78
(NAME)	(NAME)	
370 Wallace Rd. # D8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WE, First Farmers & Merchants Bank**, hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Jeffry Alan Edward**, hereinafter called the **Grantee**, His 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-8, as shown on the plan of Southern Hills Condominiums, filed as Exhibit A-2 to, and established by, the Master Deed of record in Book 6594, Page 502 and amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to PEYMAN A. BEHBAHANI AND WIFE, DELARAM AGHABABAEI by Deed from BENJAMIN D. MOORE, UNMARRIED, dated 05/14/2004 and filed for record on 05/19/2004 in Instrument No. 20040519-0059016, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to FIRST FARMERS AND MERCHANTS BANK by Deed from L. ROBERT GREFSENG, SUBSTITUTE TRUSTEE, dated 06/14/2010 and filed for record on 06/14/2010 in Instrument No. 20100614-0045956, Register's Office for DAVIDSON County, Tennessee.

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

Sewer Easement of record in Book 4435, Page 29, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage 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 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. # D8, 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**, His heirs and assigns forever; and we do covenant with the said **GRANTEE** 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**, His heirs and assigns, against the lawful claims of all persons claiming by through or under **GRANTOR,** but non other. 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 30th day of September, 2010.

First Farmers & Merchants Bank

By: _____
McCoy C. Zachry
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, McCoy C. Zachry, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of First Farmers and Merchants Bank, the within bargainor, and that he as such, executed the forgoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand at office this 30th day of September, 2010.

Commission expires:

04.22.2014

_____
Notary Public

JENNIFER L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

File Number: 210090451

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064