SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100079437 DEEDWARRSP
Recvd: 12/17/10 10:11 2 pgs
Fees: 13.00 Taxes: 469.90
20101217-0100358

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

LaTeea Meadows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of December 2010

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Box 13
#16030

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryam Mahboubi	Acopia, LLC	147120A24300CO
(NAME)	(NAME)	
243 Northcrest Commons Circle	306 North Creek Blvd, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Regions Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maryam Mahboubi, unmarried 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 all of Unit No. 243, NORTHCREST, Phases One & Two, A Horizontal Property Regime with private elements as described in Exhibit "A" , to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20100726-0058531 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 243 Northcrest Commons Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTOR, DOES HEREBY CONVENANT wit the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my hand this 29th DAY OF November, 2010

Regions Bank

By: _____
Joe Terrill, Vice President

STATE OF Mississippi

COUNTY OF Forrest

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regions Bank and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Regions Bank by himself as Vice President.

Witness my hand and official seal at Hattiesburg, Mississippi this 29th day of November, 2010.

Commission expires: August 17, 2014

CLIFF RUSSUM Notary Public

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY