WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Yunzhen Shao
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
16162

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
Yunzhen Shao	~~Yunzhen Shao~~ New owner	104-2A-25
(NAME)	(NAME)	
201 Acklan Park Unit 25		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37203		
(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, Mehrdad Najimi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yunzhen Shao, _____, 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 Unit No. 25 of Acklen Place 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, of record in Book 6045, Page 173, Register's Office for Davidson County, Tennessee, together with and undivided 1/34 percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Acklen Place Condominiums, as of record in Book 5200, page 503, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Mehrdad Najimi, by deed of record in Book 10641, Page 873, 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 201 Acklan Park Unit 25, Nashville, TN 37203

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

BILL GARRETT, Davidson County
Trans:T20110004201 DEEDWARR
Recvd: 01/21/11 10:14 2 pgs
Fees:13.00 Taxes:353.35
20110121-0005952

Witness my hand this 19th day of January, 2011.

Mehrdad Najimi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mehrdad Najimi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 2011.

Commission expires:

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

Notary Public