WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Janice M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of June, 2011

Danielle Marie Crane
Notary Public

MY COMMISSION EXPIRES: 5/18/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110040580 DEEDWARR
Recvd: 07/07/11 08:24 2 pgs
Fees:13.00 Taxes:1176.60
20110707-0051851

Danielle Marie Crane NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arashk Afrakhteh	ARASHK Afrakhteh	104-6-106
(NAME)	(NAME)	
3351 Acklen Avenue	3351 Acklen Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Vipul Tulsi Lakhani and Carmel Colgrove Lakhani**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Arashk Afrakhteh**, 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 parts of Lots Nos. 73 and 74 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County. Said parts of said lots adjoin and front together 90 feet on the southwesterly side of Love Circle and run back between lines, 95 feet to a dead line, measuring 92.6 feet thereon.

Being the same property conveyed to Vipul Tulsi Lakhani and Carmel Covgrove Lakhani husband and wife, by Warranty Deed from Ruth Felts Tolleson dated July 27, 2006 and recorded in Instrument No. 20060728-0091642 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3351 Acklen Avenue, Nashville, TN 37212

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, has 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.

Witness our hands this **28th** day of **June, 2011**

Vipul Tulsi Lakhani

Carmel Colgrove Lakhani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Vipul Tulsi Lakhani and Carmel Colgrove Lakhani**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2011**

Notary Public

My commission expires: 7/3/12

