WARRANTY DEED

Record & return to

Foundation Title
30 Burton Hills Blvd., Ste 175

BILL GARRETT, Davidson County
Trans:T20110055900 DEEDWARR
Recvd: 09/09/11 09:38 2 pgs
Fees:13.00 Taxes:136.90

20110909-0069958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/13/12
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Seth Yazdian	New Owner	09213017600
(NAME)	(NAME)	
3313 Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Lee O. Chambers**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Seth Yazdian, 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:

Being Lot Number 1 of Block 11, on the Plan of Charlotte Park Co's. Second Addition to Nashville, as shown by plat of record in Plat Book 57, page 160-161, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 57.85 feet on the southerly side of park, formerly First Avenue, and runs back 150 feet, more or less, to an alley measuring 40.76 feet thereon.

Being the same property conveyed to Lee O. Chambers, an unmarried woman by Warranty Deed from Chris Holt, unmarried, dated February 20, 2007 and recorded in Instrument No. 20070227-0024107, Register's Office for 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 3313 Park Avenue, Nashville, TN 37209

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 **22nd** day of **August, 2011**

Lee Ora Chambers

Lee O. Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Lee O. Chambers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **August, 2011**

Kelly Ann Callaghan

Notary Public

My commission expires: 7/22/11

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON