BILL GARRETT, Davidson County
Trans:T20110070212 DEEDWARR
Recvd: 11/07/11 13:44 2 pgs
Fees:13.00 Taxes:74.00

20111107-0086940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Ali Norbash
Affiant

Subscribed and sworn to before me, this 4TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Norbash, an unmarried person	SAME	133150A02100CO
	(NAME)	
1101 Downs Blvd., Unit E-103		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Malek A. Faradji, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ali Norbash, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT E-1 OF PAGODA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO MALEK A. FARADJI, AN UNMARRIED PERSON, BY DEED FROM PAUL J. BEIN AND WIFE, ANITA BEIN, OF RECORD BY INSTRUMENT NO. 20050823-0100248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 320 Welch Road #E-1, 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 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.

Witness my/our hand(s) this 4th day of November, 2011.

WARRANTY DEED
(Continued)

Malek A. Faradji
Malek A. Faradji

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malek A. Faradji, an unmarried person, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072