WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073080 DEEDWARR
Recvd: 11/18/11 11:26 2 pgs
Fees:13.00 Taxes:684.50
20111118-0090398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-30-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 424 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farrokh Tabaee	Same	93-2-3-D-7CO
(NAME)	(NAME)	
207 3rd Avenue North #501		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **Pinnacle National Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farrokh Tabaee** _____, 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:

Certain condominium units in Davidson County, Tennessee, being Unit No. 501 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for the Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amendment and Restate to Master Deed for the Phoenix Loft in Instrument No. 20050907-0107157, and amended in Instrument No. 20051019- 0125906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Pinnacle National Bank by deed from Larry D. Craig, substitute Trustee of record in Inst. No. 20110616-0046230 Register's Office for Davidson County, Tennessee. Dated June 16th, 2011.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **207 3rd Avenue North #501, Nashville, TN 37201**

(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 hand this 27 day of October 2011.

Pinnacle National Bank

By: William Fuson, Vice President

Pinnacle National Bank

Pinnacle National Bank

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Fuson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the Senior Vice President of **Pinnacle National Bank,** the within named bargainor, a **National Banking Association,** and that she/he as such Senior Vice President executed the foregoing instrument for the purposes therein contained by signing the name of Pinnacle National Bank by the said William Fuson as such Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee this October 27, 2011.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public