BILL GARRETT, Davidson County
Trans:T20110079894 DEEDWARR
Recvd: 12/16/11 15:33 2 pgs
Fees:13.00 Taxes:1916.60
20111216-0098379

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Thekla West
1138 Granny White Court
Nashville, TN 37204

Send Tax Bills To:

SAME

Tax Map and Parcel: 131 080 J 002.00CO

STATE OF TENNESSEE
COUNTY OF NASHVILLE

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **ARDAVAN AFRAKHTEH**, have this day bargained and sold and does hereby transfer and convey unto **THEKLA WEST,** her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Courts of Granny White, a horizontal property regime with private elements established by Declaration in Instrument No. 20111101-0085044, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 3 on the Plan of Granny White Court of record in Plat Book 2854, page 115, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Ardavan Afrakhteh, by Deed of record in Instrument No. 20111216-0098378, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except the 2011 property taxes, which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 15th day of December, 2011.

Ardavan Afrakhteh

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Ardavan Afrakhteh, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 15th day of Dec., 2011.

Danielle Marie Crane
Notary Public

My commission expires: 5/18/13

Danielle Marie Crane STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $518,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

T. H. West
Affiant

Sworn to and subscribed before me,
this 15th day of Dec., 2011.

Danielle Marie Crane
Notary Public

My commission expires: 5/18/13

Danielle Marie Crane STATE OF TENNESSEE NOTARY PUBLIC Rutherford County