BILL GARRETT, Davidson County
Trans:T20120012331 DEEDWARR
Recvd: 02/21/12 09:20 2 pgs
Fees:13.00 Taxes:301.55
20120221-0014497

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120200065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REZA SOLTANI 6690 CLEARBROOK DRIVE NASHVILLE, TN 37205	SAME	117-03-OB-027.00 CO

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, WE,

ERIC E. TRENKMANN AND WIFE, MARY TRENKMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REZA SOLTANI AND WIFE, NOSRAT SOLTANI

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-11, Parcel 27, in a horizontal property regime, which is located on the Plat of Villager Condominium, of record in Book 5200, Page 154, Revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Eric E. Trenkmann and wife, Mary Trenkmann, by Warranty Deed from Jeffrey C. Rencher, unmarried, dated 8/31/05 and recorded 9/6/05 in Instrument No. 20050906-0106558, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **2601 Hillsboro Pike, #B-11, 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, 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 our hands this 13th day of February, 2012.

ERIC E. TRENKMANN

MARY TRENKMANN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF NEW YORK
COUNTY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC E. TRENKMANN AND WIFE, MARY TRENKMANN the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Staten Island, New York this 13th day of February, 2012.

Commission Expires:_____

Notary Public

MARIA ROSE FORMICA
Notary Public, State of New York
No. 43-4666226
Qualified in Richmond County
Commission Expires December 31, 20__

