BILL GARRETT, Davidson County
Trans:T20120038231 DEEDWARR
Recvd: 05/24/12 10:24 2 pgs
Fees:13.00 Taxes:344.10
20120524-0045056

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2012.

Notary Public

My commission expires: 9-23-13

ALICIA R. HARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Moss	**New Owner**	**Map 117, Group 11-0-B, Parcel 082.00CO**
POB 128291		
Nashville, TN 37212		

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 ACKNOWLEDGE, WE,

Hamid Raissian, married and Timothy Raissian, unmarried

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

Joseph Moss

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:

Land in Davidson County, Tennessee, being Unit No. F-2, Parcel 82, in a horizontal property regime located on the Plat of Villager East Condominiums of record in Plat Book 5200, page 235, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 5679, page 78, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hamid Raissian, married and Timothy Raissian, single, by Warranty Deed, from Tina V. Crawford, unmarried, of record in Instrument No. 20060906-0110024, Dated September 1, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, page 235 and corrected in Book 5679, page 78, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 5450, page 744, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4110, page 245, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5457, page 298 and amended in Book 5553, page 336, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 5457, page 338, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3600 Hillsboro Pike F-2, Nashville, TN 37215.

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 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 21st day of May, 2012.

Hamid Raissian

Timothy Raissian BY Hamid Raissian ATTORNEY-IN-FACT
By: Hamid Raissian, Attorney-in-Fact

*Dana C. Raissian, spouse of Hamid Raissian, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Dana C. Raissian BY Hamid Raissian ATTORNEY-IN-FACT
By: Hamid Raissian, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Hamid Raissian, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hamid Raissian** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Timothy Raissian for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Timothy Raissian and is authorized by Timothy Raissian to execute this instrument on his/her behalf.

Witness my hand, at office, this 21st day of May, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hamid Raissian** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dana C. Raissian for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Dana C. Raissian and is authorized by Dana C. Raissian to execute this instrument on his/her behalf.

Witness my hand, at office, this 21st day of May, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

File #: **120438JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027