File G-24140-8

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052399 DEEDWARR
Recvd: 07/17/12 08:49 2 pgs
Fees:13.00 Taxes:414.40
20120717-0062643

DIANA AUBRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2012.

Notary Public

My commission expires: November 15, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Asghar Kheshti **Maria Kheshti** **Sonya A. Kheshti**	**New Owners**	**Map 143-01-0-C Parcel 007-00co**
6952 Highway 70 S., Apt 107		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason MacCombie, married

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

Asghar Kheshti and wife, Maria Kheshti, and Sonya A. Kheshti, unmarried, as Joint Tenants with Right of Survivorship

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. 107, on the Plan of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums, of record in Plat Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason MacCombie, by Deed dated December 29, 2005 from Corinthian Custom Homes, Inc., of record in Instrument No. 20060103-0000536, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jason MacCombie, pursuant to a Power of Attorney executed by same on the 10 day of July, 2012, of record in Instrument No. 20120717-0062642 Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now nor ever has been the place of residence of the Grantor's spouse.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20031031-0160421 and as amended in Instrument No. 20041201-0143197, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (x) Unimproved ( ) property, known as **6952 Highway 70 S., Apt 107, Nashville, TN 37221**

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 **13th** day of **July, 2012.**

Jason MacCombie by Allen Huggins, atty-in-fact

Jason MacCombie by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Jason MacCombie**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jason MacCombie**, for the purpose therein contained, by signing the name of **Jason MacCombie**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **July, 2012.**

Diana Aubin

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.