Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas A. Ford, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reza E. Soltani and Nosrat E. Soltani, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, TN, described as Unit C-12 The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, Tennessee, as shown on the plat of The Villager Condominium Apartments, Condominium apartments, recorded in Plat Book 5200, page 201, said Register's Office and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive convenants, conditions and requlations imposed upon and relating to the apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967 and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Douglas A. Ford by deed from Harold T. Smith and wife, Ann W. Smith dated May 1, 2003 as Instrument 20030508-0062059, Register's Office for Davidson County, Tennessee and Quitclaim Deed from Ruth P. Ford of record as Instrument No. 20100226-0014813, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2601 Hillsboro Road, Unit C12, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of August, 2012.

Doug Ford
Douglas A. Ford

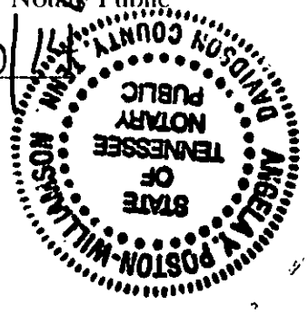
BILL GARRETT, Davidson County
Trans:T20120062052 DEEDWARR
Recvd: 08/20/12 14:23 2 pgs
Fees:13.00 Taxes:333.00
20120820-0074581

State of Tennessee)
County of Davidson)

On this 8th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Douglas A. Ford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Reza E. Soltani ~~2601 Philsboro Road, Unit G12~~ ~~Nashville, TN 37212~~ 6690 Clearbrook Dr. Nashville, TN 37205	Owner	117-3-B-43CO