Book 36
25759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Bobbi Coop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2012.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R I TN, LLC, A Delaware limited liability company	AH4R I TN, LLC, A Delaware limited liability company	181010b07300co
(NAME) 22917 Pacific Coast Hwy Suite 300	(NAME) SAME	
(ADDRESS) Malibu CA 90265	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Amir Hassan Nejad unmarried and Kirmanj Gundiand and wife Falaknaz Gundi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AH4R I TN, LLC A Delaware limited liability company, 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 Lot No. 156, Section Two Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amir Hassan Nejad and Kirmanj Gundi and spouse Falaknaz Gundi, by deed of record in Instrument No. 20050502-0048642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Falaknaz Gundi by Kirmanj Gundi as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120917-0084425 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 661 Sugar Mill Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120069979 DEEDWARR
Recvd: 09/17/12 14:26 2 pgs
Fees:13.00 Taxes:762.20

20120917-0084426

Witness our hands this 14th day of July, 2012.

Falaknaz Gundi - by Kirmanj Gundi
her attorney in fact
Falaknaz Gundi

Amir Hassan Nejad

Kirmanj Gundi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amir Hassan Nejad and Kirmanj Gundi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Franklin Tennessee this 14th day of September, 2012.

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public

Commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of September, 2012, before me personally appeared Kirmanj Gundi, the person who executed the foregoing instrument on behalf of Falaknaz Gundi and who acknowledged that he executed the same as the free act and deed of the said Falaknaz Gundi, through Power of Attorney granted him by the said Falaknaz Gundi

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2012.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public