WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080900 DEEDWARR
Recvd: 10/24/12 14:44 2 pgs
Fees:13.00 Taxes:1154.40

20121024-0097644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ardavan Afrakhteh	Ardavan Afrakhteh	118020D001.00
(NAME)	(NAME)	
2812 A Vaulx Lane	798 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood TN 37027	
(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, **Melanie D. Shelley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ardavan Afrakhteh**, 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 A together with the appurtenant private elements for Unit A and common elements for the Townhomes on Vaulx Lane, a horizontal property regime with private elements, established by Master Deed of record as instrument Number 20080506-0046795 as corrected by Instrument recorded as Instrument Number 20080514-0049676, Register's Office for Davidson County, Tennessee; said Unit A being depicted on the Site Plan attached as "Exhibit B" to the said Master Deed, and being located on Lot Number 28 on the Map of the First Subdivision of the W. T. Berry Estate, Section 2, as of record in Book 1130, page 8, said Register's Office.

Being the same property conveyed to Melanie D. Shelley, married and Gregory Sanders, her husband by deed dated March 13, 2009 from Blaine L. Bonadies jointed by his spouse and Maureen C. Bonadies, unmarried of record in Instrument No. 20090318-0024489, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Melanie D. Shelley by Quitclaim Deed from Gregory Sanders dated October 19th, 2012 recorded in Instrument No. 20121024-0097643 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2812 A Vaulx Lane, Nashville, TN 37204**

(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.

Witness our hands this 22nd day of October, 2012.

Melanie D. Shelley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Melanie D. Shelley,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN