WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120086601 DEEDWARR
Recvd: 11/13/12 15:03 2 pgs
Fees:13.00 Taxes:893.55
20121113-0104503

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $241,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2012.

Notary Public

My commission expires: 07-21-2013
(AFFIX SEAL)

DAVID R. ROESER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Farzaneh Asadi Tari	New American MTG.	Map 131-05-0-C Parcel 366-00co
366 Ardsley Pl.	P.O. Box 10613	
Nashville, TN 37215	Virginia Beach, VA 23450	

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,

Laura O. Turner, married

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

Farzaneh [redacted] Asadi Tari

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. 366 on the plan of The Hillsborough Condominiums, of record on the site plan of record in Boundary Plat Book 6250, Page 699, and as described in and more specifically shown on Exhibit "B" to the Master Deed in Book 6822, Page 721, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with the undivided interest in the General and Limited Common Elements and all the rights, privileges, and interests appurtenant thereunto belonging and as set forth in said Master Deed and Exhibits hereto.

BEING the same property conveyed to Laura O. Turner, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20110414-0028891, Register's Office for Davidson County, Tennessee.

Warren Baker, spouse of the above named Laura O. Turner, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; 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 **366 Ardsley Pl., 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 **29th** day of **October, 2012.**

Laura O. Turner

Laura O. Turner

Warren C. Baker by Laura O. Turner, Attorney in fact

Warren Baker by Laura O. Turner, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura O. Turner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2012, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Laura O. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Warren Baker** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Warren Baker**, for the purpose therein contained, by signing the name of **Warren Baker,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.