File Box 8

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Brown	Pinnacle Bank	
(NAME)	(NAME)	
3500 Colewood Drive	150 3rd Ave. S. Ste 900	131-01-173
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, Tn 37201	
(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, **ROBIN FOTHERGILL NEZHAD AND HUSBAND, NEZHAD J. HOSSINEYNAIM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT BROWN AND AND SPOUSE, MARY BROWN,** 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. 2 on the Plan of Resubdivision of Lot 20, Plan of Russwood Heights (partition) of record in Doc. No. 20130306-0022368, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Subject Property was formerly known as Unit 2 of Russwood Heights Condominium established under Master Deed of record in Doc. No. 20030821-0121348, said Register's Office. Deed Waiving Condominium Regime for Russwood Heights Condominiums of record in Doc. No. 20130305-0021934, said Register's Office.

Being the same property conveyed to Robin Fothergill and husband, Nezhad J. Hossineynaim by Special Warranty Deed from RAS Closing Services, LLC, a Delaware Limited Liability Company, dated October 21, 2005 and recorded on October 21, 2005 of record in Doc. No. 20051021-0127564, Register's Office for Davidson County, Tennessee.

Robin Fothergill is also known as Robin Fothergill Nezhad.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20130306-0022368, said Register's Office; and (c) Deed waiving Condominium Regime of record in Instrument No. 20130305-0021934, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3500 Colewood Drive, Nashville, TN 37215
(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:T20130036730 DEEDWARR
Recvd: 05/02/13 14:45 2 pgs
Fees:13.00 Taxes:2460.50
20130502-0044543

Witness our hands this 1 day of May, 2013.

Robin Fothergill Nezhad

Nezhad J. Hossineynaim, By: Robin Fothergill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Fothergille Nezhad, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this. 1st day of May, 2013

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of May, 2013, before me personally appeared Robin Fothergill, to me known to be the person who executed the foregoing instrument on behalf Nezhad J. Hossineynaim and acknowledged that she executed the same as the free act and deed of Nezhad J. Hossineynaim.

WITNESS my hand and seal this 1 day of May, 2013

Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public