WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-1803-624

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janette Elizabeth Reese	Janette Elizabeth Reese	
125 West Marthona Road	125 West Marthona Road	
Madison, TN 37115	Madison, TN 37115	92-16-D-624.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SINA IRANMANESH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANETTE ELIZABETH REESE, UNMARRIED, AND LISA KAY TAYLOR, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CONDOMINIUM APARTMENT UNIT LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 624 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, AS SET OUT IN THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050517-0055639, AMENDED AT INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART THEREOF.TOGETHER WITH A .42% INTEREST IN THE COMMON ELEMENTS AS PROVIDED FOR IN SAID MASTER DEED.TOGETHER WITH PARKING STALL #209.

BEING THE SAME PROPERTY CONVEYED TO SINA IRANMANESH BY WARRANTY DEED FROM ROGER HENRY LAGRECA, RECORDED ON THE 8TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090708-0063747, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 21, PAGE 39; MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AS AMENDED IN INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857; AND EASEMENT OF RECORD IN INSTRUMENT NO. 20071113-0132706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Apt. 624, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130045315 DEEDWARR
Recvd: 05/31/13 09:38 2 pgs
Fees:13.00 Taxes:666.00
20130531-0054825

Witness my/our hand(s) this 29th day of May, 2013.

Sina Iranmanesh by John Gleaves, Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SINA IRANMANESH and who acknowledged he/she/they executed the same as the free act and deed of the said SINA IRANMANESH.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903