THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00. Wanda C. Hill Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FIRST DAY OF NOVEMBER, 2013. Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Ferrari	owner	MAP 142-04-A
214 Old Hickory Blvd. #183		PARCEL 183.00-CO
Nashville, TN 37221		
(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, I, **Melody Dianne Windrow, Administratrix of The Estate of Cameran Sardar Berzengi** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Ferrari** HEREINAFTER CALLED THE GRANTEE, HER 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. 183 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

There is also conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Belle Forest Condominium Apartments, as said areas are set forth and defined in Master Deed of record in Book 5438, page 699, Book 5438, page 742 and Book 6082, page 866, said Register's Office, and to which reference is hereby made for more particular information.

Being the same property conveyed to Sidar Latif Barani (now known as Cameran Berzengi) by deed of record at Instrument No. 20000201-0010263, said Register's Office. By instrument recorded as Instrument No. 20121106-0102553, said Register's Office, the said Cameran Berzengi memorialized the name change by a Quitclaim Deed. The said Cameran Berzengi (also known as Cameran Sardar Berzengi) has since died. By Order of Court in the Twentieth Judicial District, State of Tennessee at Nashville (Probate Division) under Docket No. 13 P 1190, the Court ordered the sale of the described property, authorizing the undersigned Administratrix, Melody Dianne Windrow, to sell and convey the described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **214 Old Hickory Blvd. #183, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20130094436 DEEDWARR
Recvd: 11/05/13 09:55 2 pgs
Fees:13.00 Taxes:351.50
20131105-0114660

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 my hand this the 1st day of November, 2013.

Estate of Cameran Sardar Berzengi

BY: _____
Melody Dianne Windrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Melody Dianne Windrow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administratrix of the **Estate of Cameran Sardar Berzengi**, and is authorized by the Court to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 1st day of November, 2013.

My Commission expires March 8, 2016

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE