BILL GARRETT, Davidson County
Trans:T20130098247 DEEDWARR
Recvd: 11/19/13 11:00 2 pgs
Fees:13.00 Taxes:939.80

20131119-0119236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 11-23-14
(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahnaz Johnson	Magna Bank 3565 Quail Hollow Rd, Ste 300 Memphis, TN 38120	104-02-0Z
(NAME)	(NAME)	(MAP)
3161 Parthenon Avenue #101		101.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Emily Sadik, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Mahnaz Johnson, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract orparcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 101, on the plan of Parthenon Park Townhomes, Phase 1 and Phase 2, according to the Master Deed of record in Instrument No. 20040514-0056982, in the Register's Office of Davidson County, Tennessee, and more particularly described in Instrument No. 20040514-0056982, Exhibit E, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Emily Sadik by Deed from James Nepute and wife, Ruth Nepute of record at Instrument No. 20080613-0061302, Register's Office for Davidson County, Tennessee, dated 6/9/2008 and recorded on 6/13/2008.

3161 Parthenon Avenue #101, Nashville TN 37203

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3161 Parthenon Avenue #101, Nashville, Tennessee 37203

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/our hand(s) this 14 day of November, 2013.

Emily Sadik

STATE OF Oregon
COUNTY OF Multnomah

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Emily Sadik with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Portland, Oregon, on this the 14 day of November, 2013.

Notary Public

My Commission Expires: June 14, 2016

OFFICIAL SEAL
BENJAMIN K MACIARIELLO
NOTARY PUBLIC-OREGON
COMMISSION NO. 469273
MY COMMISSION EXPIRES JUNE 14, 2016

After recording, return to:
Realty Title
206A Cool Springs Blvd., Ste 106
Franklin, TN 37067