WARRANTY DEED

G-VRES-13-915

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Arya A. Kabiri	Franklin American Mortgage Company	
6900 Lenox Village Drive #660 (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	82-13-B-2.00 CO

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, we JONATHAN A. FORBES AND JULIE A. KROENIG, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARYA A. KABIRI, AN UNMARRIED WOMAN
, 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:

LAND IN DAVIDSON COUNTY, BEING UNIT NO. 2 OF IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040416-0043331, AMENDED IN INSTRUMENT NO. 20040429-0048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM JONATHAN ANDREW FORBES, UNMARRIED TO JONATHAN A. FORBES, AN UNMARRIED MAN, AND JULIE A. KROENIG, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100201-0007763 AND WARRANTY DEED FROM ALAN HUFFMAN, UNMARRIED TO JONATHAN ANDREW FORBES, UNMARRIED AS RECORDED ON THE 27TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070627-0076785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JONATHAN A. FORBES AND JULIE A. KROENIG ARE NOW MARRIED. JULIE A. KROENIG IS ALSO KNOWN AS JULIE A. KROENIG FORBES.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FOTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20040405-0037935; RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, INSTRUMENT NO. 20020425-0051069, INSTRUMENT NO. 20130903-0092714 AND INSTRUMENT NO. 20130903-0092717; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20040414-0041924; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040416-0043331 AND INSTRUMENT NO. 20040429-0048695 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 915 9th Avenue North, Nashville, Tennessee 37208
(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:T20130098914 DEEDWARR
Recvd: 11/21/13 10:40 2 pgs
Fees:13.00 Taxes:958.30
20131121-0120032

Witness my/our hand(s) this 15th day of November, 2013.

Jonathan A. Forbes by John Gleaves,
Attorney in Fact

Julie A. Kroenig 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 JONATHAN A. FORBES AND JULIE A. KROENIG and who acknowledged he executed the same as the free act and deed of the said JONATHAN A. FORBES AND JULIE A. KROENIG.

Witness my hand and official seal, this the 15th day of November, 2013.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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