BILL GARRETT, Davidson County
Trans:T20130103646 DEEDWARRSP
Recvd: 12/11/13 12:13 3 pgs
Fees:18.00 Taxes:111.00
20131211-0125545

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1763

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Circle Brentwood, TN 37027	New Owner	041-06-0-A-007.00CO 041-06-0-A-009.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**

Parsa
Affiant

Subscribed and sworn to before me, this the 6th day of December, 2013.

C. M. Corriveau
Notary Public

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **REDUS Nashville Housing, LLC, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hamidreza Parsa, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Final Plat of Liberty Place (formerly known as Bell Grimes), a Cluster Lot Subdivision, as of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to REDUS Nashville, Housing, LLC, by Successor Trustee's Deed from David W. Houston, IV, Successor Trustee, dated December 31, 2009, recorded December 31, 2009, of record in Instrument No. 20091231-0118873, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **1505 & 1509 Constitution Avenue, Nashville, TN 37207**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **December, 2013.**

REDUS Nashville Housing, LLC
A Delaware limited liability company

By: REDUS Properties, Inc.
a Delaware corporation

It's: Sole Member

By: _____
Sarah Wicker, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned of the State and County mentioned, personally appeared Sarah Wicker with whom I personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~ and who, upon oath, acknowledged such person to be the Vice President of REDUS Properties, Inc, the Sole Member of REDUS Nashville Housing, LLC, the within named bargainor, a corporation, and that such Sarah Wicker, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Vice President REDUS Properties, Inc, the Sole Member of REDUS Nashville Housing, LLC.

Witness my hand and Seal at office on the 6th day of December, 2013.

_____
Notary Public

My Commission Expires: _____

KIMBERLY VIZZINI-STRICKLAND
MY COMMISSION # DD976678
EXPIRES March 30, 2014
(407) 398-0153 FloridaNotaryService.com

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the Final Plat of Liberty Place (formerly known as Bell Grimes), a Cluster Lot Subdivision, as of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Final Plat Amendment of Open Space Liberty Place, as of record in Instrument No. 20070103-0001072, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Instrument No. 20060628-0076971, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Homeowners Association for open space/common area of record in Instrument No. 20070125-0010476, Register's Office for Davidson County, Tennessee.

8. Easement for Sewer and Drainage of record in Book 6479, page 121, Register's Office for Davidson County, Tennessee.

9. Easement for Storm Water Detention Agreement of record in Instrument No. 20050722-0005623, Register's Office for Davidson County, Tennessee.

10. Lien for special assessment as contained in the Covenants, Conditions and Restrictions.

11. Rights of others in and to the common areas/elements.