THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***228,500.00.

Catherine Clearwaters
Affiant

BILL GARRETT, Davidson County
Trans:T20130107967 DEEDWARR
Recvd: 12/31/13 10:19 2 pgs
Fees:13.00 Taxes:845.45
20131231-0131118

SHERRON R. PEARCE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILLIAMSON COUNTY

Subscribed and sworn to before me this 23rd day of December, 2013.

Sherron R. Pearce
Notary Public

My Commission Expires: 2/23/16

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Ali Behnam-Gilani 404 Rose Hall Nashville, Tennessee 37212	NEW OWNER	MAP 104-06-0 N PARCEL 404.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Eight Thousand Five Hundred and 00/100 Dollars ($***228,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Lydia A. Jones and husband, Owen D. Jones, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ali Behnam-Gilani, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 404 on the Plan of Rose Hall Condominium Site Plan of record in Plat Book 6900, Page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lydia A. Jones and husband, Owen D. Jones, by Warranty Deed dated June 24, 2006, from Robert C. Sawyer and wife, Deborah J. Sawyer, of record as Instrument No. 20060630-0078497 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 404 Rose Hall, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Rose Hall Condominiums of record in Book 6900, page 379, and the Plan of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 23rd day of December, 2013.

Lydia A. Jones

Lydia A. Jones

Owen D. Jones

Owen D. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia A. Jones and Owen D. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2013.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY