WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011187 DEEDWARR
Recvd: 02/18/14 10:37 2 pgs
Fees:13.00 Taxes:640.10

20140218-0013657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farhad Ashrafzadeh	**Same as New Owner**	**Map 117-11-J**
(NAME) **2025 Woodmont Boulevard Apartment 329**	(NAME)	**Parcel 329.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, WE, **BARBARA VICKERY, CONSERVATOR FOR LAUREN SUZANNE VETTEL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARHAD ASHRAFZADEH AND KIANOOSH NASSEH,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 329 together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Lauren Suzanne Vettel, unmarried by Warranty Deed from The Garden Partners, a Tennessee General Partnership, filed for record on April 28, 2004 in Instrument No. 20040428-0048427, Register's Office for Davidson County, Tennessee.

Final Order approving sell of property by Barbara Vickery, as Conservator for Lauren Suzanne Vettel, of record in Instrument No 20140218-0013056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and Bay-laws of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2025 Woodmont Boulevard Apartment 329, Nashville, TN 37215**

(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 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 14th day of February, 2014.

Barbara Vickery

Barbara Vickery, Conservator for Lauren Suzanne Vettel Conservator for Lauren Suzanne Vettel

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF SPALDING

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Barbara Vickery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Conservator for Lauren Suzanne Vettel, and who further acknowledged that she is authorized by said Final Order to execute the within instrument, as Conservator, for the benefit of said beneficiary.

Witness my hand and official seal this 14th day of February, 2014.

Commission expires: 07/22/2014

KELLIE ADAMS
MY COMMISSION EXPIRES
JULY
22
2014
LAMAR COUNTY, GEORGIA
NOTARY PUBLIC

Kellie Adams

Notary Public