Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140012742 DEEDWARR
Recvd: 02/24/14 13:45 2 pgs
Fees:13.00 Taxes:1165.13
20140224-0015606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Affiant

Subscribed and sworn to before me, this 14th day of February 2014.

Notary Public
My commission expires: 8/16/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Araj Assadian Arabi 2600 Hillsboro Pike, Unit 253 Nashville TN 37212	Same address as new owner	117030H25300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Zachary P. Goldman, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Araj Assadian Arabi and Nurlana Assadian Arabi, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 253 on the Plan of The Enclave at Hillsboro Village Condominiums as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Zachary P. Goldman and Donald G. Goldman by deed from Nashville Enclave, L.P. of record in Instrument No. 20060920-0116582 Register's Office for Davidson County, Tennessee. Donald G. Goldman having conveyed his interest to Zachary P. Goldman by deed of record in Instrument No. 20070220-0020857 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20051005-0119789 and amended in No. 20060210-0018562.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Enclave at Hillsboro Village Condominiums 3) Charter of The Enclave at Hillsboro Village Condominium Association of record in Instrument No. 20050928-0115605 and amended in No. 20050928-0116816

This property is improved property known as 2600 Hillsboro Pike, Unit 253, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 14 day of February, 2014.

Zachary P. Goldman by His Attorney in Fact

Zachary P. Goldman, by Grant Hammond
His Attorney-in-fact

Eva M. Goldman by Her Attorney in Fact

Eva M. Goldman, by Grant Hammond
Her Attorney-in-fact, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of February, 2014, before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Zachary P. Goldman and Eva M. Goldman acknowledged that such person executed the same as the free act and deed of Zachary P. Goldman and Eva M. Goldman.

Notary Public

My Commission expires 2/22/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08032