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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Zogby Ruth Zogby 7094 Nolen Park Circle Nolensville, TN 37135	NEW OWNER	161-16-A-114.00

BILL GARRETT, Davidson County
Trans:T20140016062 DEEDWARR
Recvd: 03/10/14 10:47 2 pgs
Fees:13.00 Taxes:469.90
20140310-0019806

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

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

Notary Public

My Commission Expires: SEP 2 0 2016
(Affix Seal)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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 **Niloufar Vakil, unmarried ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Zogby and Ruth Zogby, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 114, Building 18, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 20040315-00292248, as corrected by Instrument No. 20040317-0030572 and as corrected in Instrument No. 20040720-0086706, as further supplemented, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration; Reference is hereby made to supplemental plat for the Townhomes of Shadow Glen, shown as the Exhibit to the Third Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050118-0005927, said Register's Office, for exact placement of said Unit.

Being the same property conveyed to Niloufar V. Parsa by Quitclaim Deed from Hamid Parsa, dated December 14, 2006, recorded December 27, 2006, in Instrument No. 20061227-0159415, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Hamid Parsa, unmarried by Warranty Deed from Beazer Homes, Corp., a Tennessee corporation, dated August 23, 2005, recorded August 26, 2005, said Register's Office. Reference is hereby made to Final Decree of Divorce of record in Instrument no. 20061205-0149927, said Register's Office.

*Niloufar V. Parsa is one and the same as Niloufar Vakil

This is ☒ Improved OR ☐ Unimproved property located at: **306 Shadow Glen Drive, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their 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 al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **February, 2014.**

GRANTOR(S)

Niloufar Vakil

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Niloufar Vakil** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

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

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016