WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-IN-FACT
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renee Dhillon	Same as New Owner	092120A20700CO
(NAME)	(NAME)	
181 Allenhurst Cir		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Liza Muzaffery and spouse, Ahmad Muzaffery, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee Dhillon, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 207, STATE HOUSE MANOR CONDOMINIUMS, as established by Master Deed of record in 7333, Page 36, Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a complete description thereof.

Being the same property conveyed to Liza Muzaffery and spouse, Ahmad Muzaffery by Warranty Deed from Mary Ann Roberts which deed is dated October 6, 2005 and recorded as Instrument No 20051026-0129149 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140025611 DEEDWARR
Recvd: 04/16/14 09:56 2 pgs
Fees:13.00 Taxes:492.10
20140416-0031649

SEE ATTACHED EXHIBIT "B" FOR DEED EXCEPTIONS

unimproved ☐

This is improved ☑ property, known as 1808 State Street, 207, Nashville, TN 37203
(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 GRANTEE, her heirs and assigns forever; and we do covenant with 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, her 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 our hands this 10th day of April, 2014.

Liza Muzaffery

Admad Muzaffery

By: Liza Muzaffery, Attorney-in-Fact

STATE OF CALIFORNIA

COUNTY OF Alameda

On this 12th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Liza Muzaffery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-02-17

Notary Public,

STEPHEN PARKINSON
Commission # 2048224
Notary Public - California
Alameda County
My Comm. Expires Dec 2, 2017

STATE OF CALIFORNIA
COUNTY OF Alameda

On this the 12th day of April, 2014, before me personally appeared Liza Muzaffery, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ahmad Muzaffery, and acknowledged that she executed the same as the free act and deed of the said Ahmad Muzaffery.

Witness my hand and official seal at office at Fremont, California, this the 12th day of April, 2014.

My commission expires: 12-02-17,

Notary Public

STEPHEN PARKINSON
Commission # 2048224
Notary Public - California
Alameda County
My Comm. Expires Dec 2, 2017

RETURN TO:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

EXHIBIT "B"
DEED EXCEPTIONS

Subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; and subject to the by-Laws for the administration 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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing the Horizontal Property Regime of STATE HOUSE CONDOMINIUMS of record in Book 7333, Page 36, Register's Office for Davidson County, Tennessee.

By-Laws of State House Homeowner's Association of record in Book 7333, Page 57, as amended in Book 10544, Page 994, Register's Office for Davidson County, Tennessee.

Subject to those matters set forth on the John Boyd Home Place Plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.