THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31764-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 9th day of May, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Ali Frazmand 3029 Brightwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Farmington Mortgage, A Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215	**Tax Information:** Map and Parcel No.: 117 080 J 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Jared Followill, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Frazmand** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3029 Brightwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not now, nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans: T20140032701 DEEDWARR
Recvd: 05/12/14 11:55 3 pgs
Fees: 18.00 Taxes: 1572.50
20140512-0040403

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of May, 2014.

Michael Jared Followill

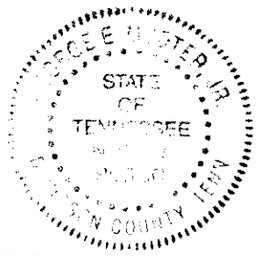
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Jared Followill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Lombardy Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Michael Jared Followill, unmarried, by deed dated 8/15/2007 from Gamo Partners, a Tennessee general partnership, of record in Instrument No. 20070817-0098738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 080 J 00200 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Lombardy Townhomes, of record in Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 974, page 92, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, page 22, Chancery Court for Davidson County, Tennessee.