Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20140039991 DEEDWARR
Recvd: 06/06/14 11:02 2 pgs
Fees: 13.00 Taxes: 518.00
20140606-0049407

W & I Ref:(_____) Title No: 53447
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul Abbey Carolyn Abbey 2025 Woodmont Boulevard #235 Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117110523500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Nasir Shakouri, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Abbey and wife, Carolyn Abbey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee , being Unit No. 235 of The Hillmont Condominiums, a Horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nasir Shakouri, unmarried, by Warranty Deed from The Garden Partners, a Tennessee general partnership, dated February 14, 2005, recorded on February 22, 2005, of record in Instrument No. 20050222-0019205, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan of record shown as Exhibit "C" to the Master Deed of record in Instrument No. 20040209-00156585, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office for Davidson County, Tennessee; The provisions of the condominium Master Deed of record in Instrument No. 20040209-00156585, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Right of Entity Agreement of record in Book 9921, page 620, said Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2025 Woodmont Boulevard # 235, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2014.

X _____
Nasir Shakouri

State of California
County of Ventura

On this 2nd day of June, 2014, before me the undersigned authority, personally appeared Nasir Shakouri, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 10-28-2014

X _____
Notary

GRACIELA MEDINA
Commission # 1995923
Notary Public - California
Ventura County
My Comm. Expires Oct 28, 2016

State of TENNESSEE
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

_____
Affiant

Sworn and subscribed before me this the 4 day of June, 2014

_____
Notary Public

My Commission Expires: 2-12-18

GINA MIEHLICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

Widoc: Deed Wty—12/92