WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farhad Ashrafzadeh	"New Owner"	103160B00100CO
(NAME)	(NAME)	
4215 Harding Pike, Unit 101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Beth Lee, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Farhad Ashrafzadeh, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 101, WINDSOR TOWER CONDOMINIUM, as shown on plat of record in Plat Book 5200, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gary A. Webb and spouse, Sarah A. Webb to Betty Lee, a one-third interest, Mary Beth Lee, a one-third interest, and Holden Henry Lee Oliphant, a one-third interest, said interests to be held in joint tenancy with a right of survivorship as recorded on the 25th day of February, 2005 in Instrument No. 20050225-0021157 and Quitclaim Deed from Holden Henry Lee Oliphant to Betty Lee and Mary Beth Lee as recorded on the 12th day of October, 2009 in Instrument No. 20091012-0094713, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Mary Beth Lee pursuant to a Power of Attorney executed by the same on the 11th day of July, 2014, and being filed for record simultaneously herewith, of record in Book _____, Page _____, Register's Office for Williamson County, Tennessee.

20140716-0062971

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/16/14 14:50 3 pgs
Fees:18.00 Taxes:325.60
20140716-0062972

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Unit 101, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of July, 2014.

Mary Beth Lee

Mary Beth Lee
By: Thomas W. Oliphant Sr.
Thomas W. Oliphant, Sr., Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Thomas W. Oliphant, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Mary Beth Lee, acting as that person's agent and attorney in fact, and the said Thomas W. Oliphant, Sr. acknowledged that she executed the foregoing instrument as agent and attorney in fact for Mary Beth Lee for the purposes therein contained.

WITNESS my hand and seal, this 15th day of July, 2014.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).