BILL GARRETT, Davidson County
Trans:T20140089082 DEEDWARR
Recvd: 11/26/14 09:19 2 pgs
Fees:13.00 Taxes:776.63
20141126-0109012

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly Lockridge 1509 Constitution Avenue Nashville, TN 37221	Same address as new owner	41-6-A-4.00

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2014.

Notary Public

My Commission Expires: 8/18/18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC JANE GRAZER RUTHERFORD COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Hamidreza Parsa, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelly Lockridge, a single female,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Liberty Place (formerly known as Bell Grimes), a Cluster Lot Subdivision, as of record in Instrument No. 20060606-0066841, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Hamidreza Parsa by Special Warranty Deed from REDUS Nashville, Housing, LLC, dated December 6, 2013, recorded December 11, 2013, of record in Instrument No. 20131211-0125545, said Register's Office. And further, being a portion of the property conveyed to REDUS Nashville, Housing, LLC, by Successor Trustee's Deed from David W. Houston, IV, Successor Trustee, dated December 31, 2009, recorded December 31, 2009, of record in Instrument No. 20091231-0118873, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **1509 Constitution Avenue, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said 2014 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

21ST HP

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~24th~~ day of **November, 2014.**

GRANTOR(S)

Hamidreza Parsa

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 **Hamidreza Parsa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

21ST JL

Witness my hand and official seal on this the ~~24th~~ day of **November, 2014.**

Notary Public
My Commission Expires:

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