WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012565 DEEDWARR
Recvd: 02/20/15 12:01 2 pgs
Fees:13.00 Taxes:728.90

20150220-0014809

O-KW-15-5025-18L

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nader Kadivar	**new owner**	
(NAME) **5025 Hillsboro Pike, Unit 18L**	(NAME) 5025 Hillsboro Pike, 18L	**131010D15700CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAUREN NEVELS OLIVER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NADER KADIVAR, MARRIED, AND MINA KADIVAR, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 157 on the Plan of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, said Register's Office, all to which reference is hereby made. Said Unit is also known as Apartment No. 18L.

Being the same property conveyed to Lauren A. Nevels by Warranty Deed from Chad L. Connery, an unmarried person, recorded on the 29th day of December, 2005 in Instrument No. 20051229-0155860, in the Register's Office of Davidson County, Tennessee. The said Lauren A. Nevels having since married and is now known as Lauren Nevels Oliver.

NOTE: JONATHAN OLIVER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded in Book 5233, Page 459.
- Sanitary Sewers and/or Storm Drainage Easement and a 10 foot Temp. Construction Easement recorded in Book 4168, Page 940.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Resolution recorded at Instrument No. 20120731-0067322.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.
- Easement for Sewer Line, recorded in Book 4308, Page 650.
- Easement to Electric Power Board, recorded in Book 7873, Page 859.
- Easement to Comcast, recorded at Instrument No. 20110620-0047283.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike, Unit 18L, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 17th DAY OF FEBRUARY, 2015.

Lauren Nevels Oliver

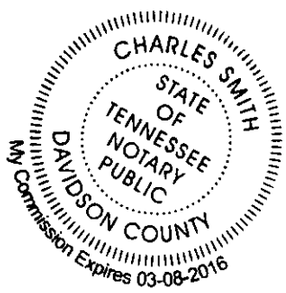
Jonathan Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN NEVELS OLIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

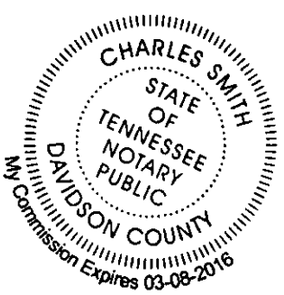


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN OLIVER, the within named bargainor, 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 and official seal, this the 17th of February, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



RETURN TO:
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Nashville, TN 37212