WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aryan K. Dawoodi	Fifth Third Mortgage Co.	082-13-0-E-404.00 CO
(NAME)	(NAME)	
817 3rd Avenue N, Unit 404	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150015920 DEEDWARR
Recvd: 03/04/15 11:28 2 pgs
Fees:13.00 Taxes:869.50

20150304-0018918

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Robert Patrick W. Baird, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aryan K. Dawoodi,** 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 Unit No. 404, together with storage space no. 4J, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Unit No. 404 is assigned parking space 2 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Patrick W. Baird, unmarried, by Warranty Deed from James T. McLean Jr. and wife, Vickie C. McLean, dated June 24, 2011, of record in Instrument No. 20110628-0049387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 817 3rd Avenue N, Unit 404, Nashville, TN 37201
(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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 51, page 8; Master Deed of record in Instrument Nos. 20080104-0001256, 20080111-0003637 and 20080609-0059308; Charter of record in Instrument No. 20060822-0103530; Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20061122-0144802; Easement for Storm Drainage of record in Instrument No. 20050825-0101610; Stormwater Detention Agreement of record in Instrument Nos. 20050825-0101609 and 20061122-0144834; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 19th day of February, 2015.

Robert Patrick W. Baird

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert Patrick W. Baird, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of February, 2015.

Notary Public
My Commission Expires: 6-4-17



My Comm. Expires
June 4, 2017