BILL GARRETT, Davidson County
Trans:T20150021329 DEEDWARR
Recvd: 03/24/15 10:46 2 pgs
Fees:13.00 Taxes:793.65
20150324-0025170

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $214,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2015.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
ColFin AH-Tennessee 1, LLC	**C/O CAH Manager,**	**181-10-0B-019.00-CO**
2450 Broadway, Sixth Floor,	**9305 E Via de Ventura, STE 201,**	
Santa Monica, CA 90404	**Scottsdale, AZ 85258**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shoukouh Madani

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ColFin AH-Tennessee 1, LLC, a Delaware limited liability company C/O CAH Manager 9305 E Via de Ventura, STE 201, Scottsdale, AZ 85258

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 36 on the Plan of Final Subdivision Plat of Centex At Concord, Phase I of record in Plat at Instrument No. 20051011-0122364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shoukouh Madani by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20110811-0061899 Register's Office for Davidson County, Tennessee, dated August 01, 2011 and recorded on August 11, 2011.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7304 Autumn Crossing Way, Brentwood, TN 37027.

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 HANDS EFFECTIVE AS OF March 17, 2015:

Shokouh H Madani

Shoukouh Madani also known as Shokouh Madani

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Shoukouh Madani aka Shokouh Madani , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17th day of March, 2015.

My Commission Expires: 6-5-16

Notary Public

20151100R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY