THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054057**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,750.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150041383 DEEDWARR
Recvd: 05/28/15 13:01 3 pgs
Fees:18.00 Taxes:1704.78
20150528-0049186

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reza Frazmand PO Box 150646 Nashville, TN 37215	New Owner	Tax Parcel ID No. 104110A02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Terry Higgins, Jr. and Melinda Miller Higgins (as to Tracts 1, 2, 3 and 5) and Melinda Miller Higgins (as to Tract 4)** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Reza Frazmand and Suzy Frazmand, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Unit B-6, 2134 Fairfax Avenue, Nashville, Tennessee 37212

Being Unit No. B-6 on the Plat of the Villager West Condominiums, of record in Plat Book 5210, Page 174 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark Higgins and J. Terry Higgins, Jr. by deed from Douglas K. Yoder, unmarried, of record in Book 6487, Page 985, Register's Office for Davidson County, Tennessee.

Tract 2: Unit D-5, 2134 Fairfax Avenue, Nashville, Tennessee 37212

Being Unit No. D-5, Parcel No. 53 of the Villager West Condominiums, of record in Plat Book 5210, Page 174 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark Higgins and J. Terry Higgins, Jr. by deed from Marcella M. Yoder, a single person, of record in Book 6487, Page 971, Register's Office for Davidson County, Tennessee.

Tract 3: Unit D-6, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-6, Parcel No. 54, of The Villager West Condominiums, as of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being same property conveyed to J. Terry Higgins, Jr. and Mark Higgins by deed from Union Planters National Bank of record in Book 8762, Page 690, Register's Office for Davidson County, Tennessee.

Tract 4: Unit D-11, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-11 on the plan of Villager West Condominium Apartments, of record in Book 5210, Page 174, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark A. Higgins by deed from Meredith A. Carr, a single person, of record in Book 9439, Page 831, Register's Office for Davidson County, Tennessee.

Tract 5: Unit D-14, 2134 Fairfax Avenue, Nashville, Tennessee 37212

A certain condominium being Unit No. D-14, Parcel No. 62 of the Villager West Condominiums, of record in Plat Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark Higgins and J. Terry Higgins, Jr., by deed from Douglas K. Yoder, a single person, of record in Book 6486, Page 657, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Miller Higgins by Quitclaim Deed from Mark A. Higgins, recorded on the 29th day of April, 1996 in Deed Book 10029, Page 855, in the Register's Office of Davidson County, Tennessee.

Property is not the marital residence of Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 THE VILLAGER WEST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5210, Page(s) 174.

Charter recorded in Book 5450, Page 740.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER WEST Condominium of record in Book 5452, Page 419.

This is improved property located at 2134 Fairfax Ave, #B-6, D-5, D-6, D-11, D-14 Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2015.

J. Terry Higgins

Melinda Miller Higgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Terry Higgins and Melinda Miller Higgins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018