Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

SHERI ENGEL WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June 2015.

Notary Public

My commission expires: January 14, 2016

Davidson County DEEDWARR
Recvd: 06/09/15 14:35 4 pgs
Fees:23.00 Taxes:1139.60
20150609-0054258

Address of New Owner:	Send Tax Bills to:	Tax Information
Shahrokh Etemad	Same	104024B221100CO
23 Applegate Ln.		
Tumbull, CT 06611		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Allen C. Beck and wife Lorrie P. Beck hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shahrokh Etemad and Elaheh Zamanian, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee being Unit No. 211 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated under the Master Deed establishing Bristol West End, a Condominium Development of record as Instrument No. 20070503-0053313 Register's Office for Davidson County, Tennessee and subject to the provision and requirements thereof and the By-Laws for the administration thereof and all easements, rights and interest 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 buildings thereof said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed as amended in Instrument No. 20070629-0077729 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen C. Beck and Lorrie P. Beck husband and wife by deed from Bristol West End Ventures, Inc. of record in Instrument No. 20070907-0107563 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No.

20070503-00583313 and amended in No. 20070629-0077729 and No. 20101130-0095113 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master "Deed " establishing a horizontal property regime of Bristol West End Condominiums 3) All matters appearing on plan of Bristol Development Group Vanderbilt Place of record in Instrument No. 20060801-0093560 Register's Office for Davidson County, Tennessee 4) Easement for Sanitary Sewers of record in Instrument NO. 20040615-0070569 5) Stormwater Detention Agreement of record in Instrument No. 20050603-0062976 6) Restrictions of record in Instrument No. 20050105-0001970

This property is improved property known as 3000 Vanderbilt Place, Unit 211, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8 day of June, 2015.

Allen C. Beck

Lorrie P. Beck

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal at _____, _____ this _____ day of June, 2015.

_____
Notary Public

My Commission expires_____
File 08795

See attached document.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On June 8, 2015 before me, Debra Janzen, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Allen C. Beck and Lorie P. Beck
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBRA JANZEN
Commission # 2040290
Notary Public - California
Madera County
My Comm. Expires Oct 2, 2017

Signature Debra Janzen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 6.8.15
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY