Davidson County DEEDWARR
Recvd: 06/11/15 08:15 2 pgs
Fees:13.00 Taxes:1609.50
20150611-0055141

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My commission expires: 11-6-17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Nassiri and Bryan Deleon	Sun Trust	**Map\Parcel:**
3607 Dakota Avenue	1001 Semmes Ave	092 130I 00100CO
Nashville, TN 37209	Richmond, VA 23224	

FOR AND IN 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 ACKNOWLEDGE, WE,

L & H Building Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Nassiri and Bryan Deleon both unmarried as joint tenants with rights of survivorship

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 A as shown on the Plan of record attached to the Declaration of Protective Covenants, Conditions and Restrictions establishing Dakota Hills, a Condominium with Private Elements of record at Instrument No. 20140205-0010307, 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 a portion of the same property conveyed to L&H Building Group, LLC by Warranty deed from Tim Wilson of record in Instrument No. 20131230-0130525 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 30, 2013. (Value or consideration as shown in aforementioned deed $185,000.00.)Being a portion of the same property previously conveyed to Tim Wilson, unmarried by Quitclaim deed from Kevin McGinn, married of record in Instrument No. 20080409-0036145 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on April 9, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 3607 Dakota Avenue Nashville, TN 37209.

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 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.

Witness my/our hand(s) this 29th day of May, 2015.

L & H Building Group, LLC

BY: _____
Donnie Loftis, Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Donnie Loftis** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the within instrument for the purposes therein contain, and who further acknowledged that he is **Member for L & H Building Group, LLC** and is authorized by said corporation to execute this instrument on its behalf.

Witness my/our hand(s) this 28th day of May , 2015.

_____
Notary Public

My Commission Expires: 1-8-19

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J CARLA IKARD

File #: **315110CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

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

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 11-6-17

JENNIFER PIERCE
NOTARY PUBLIC
DAVIDSON COUNTY