BILL GARRETT, Davidson County
Trans:T20150050025 DEEDWARR
Recvd: 06/23/15 10:48 2 pgs
Fees:13.00 Taxes:1130.54

20150623-0059959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,550.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My commission expires: 09-19-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Moises Paz	**Finance of America Mortgage, LLC DBA Erates Mortgage**	**104-09-0K-301.00-CO**
3818 West End Avenue, Unit 301	**300 Welsh Road Bldg 5**	
Nashville, TN 37205	**Horsham, PA 19044**	

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 ACKNOWLEDGED, WE,

ALAN HALACHMI AND SHLOMIT HALACHMI, CO-EXECUTORS OF THE ESTATE OF MIRIAM HALACHMI,

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

MOISES PAZ AND SHARON PAZ,

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 301 of The Montclair Condominiums, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Montclair Condominiums, of record in Book 7332, Page 380, and as amended in Book 7902, Page 113, 2nd Amendment in Instrument No. 20021231-0162451 and 3rd Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7902, Page 132, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Montclair Condominiums, of record in Book 6900, Page 954, placement of Units shown in Master Deed in Book 7332, Page 380, and as amended in Book 7902, Page 113, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to DR. ARIE HALACHMI AND WIFE, MIRIAM HALACHMI, by deed from BARBARA A. PETERSEN, INDIVIDUALLY AND AS TRUSTEE OF THE BARBARA A. PETERSON REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 7, 2010, of record in Instrument No. 20140221-0014807, dated February 19, 2014, said Register's Office. DR. ARIE HALACHMI has since died leaving MIRIAM HALACHMI as the surviving tenant by the entirety. MIRIAM HALACHMI died testate on or about February 28, 2015. Pursuant to the provisions of her will of record in Docket No. 15P387 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) said property is to be administered as part of her probate estate.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3818 West End Avenue, Unit 301, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 19th day of June, 2015.

Alan L., co-executor

ALAN HALACHMI, CO-EXECUTOR OF THE ESTATE OF MIRIAM HALACHMI

S. co-executer

SHLOMIT HALACHMI, CO-EXECUTOR OF THE ESTATE OF MIRIAM HALACHMI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **ALAN HALACHMI AND SHLOMIT HALACHMI, CO-EXECUTORS OF THE ESTATE OF MIRIAM HALACHMI,** 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, at office, this **19th** day of **June, 2015.**

Sarah S. Gibson

Notary Public

My Commission Expires: 3-23-2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY