BILL GARRETT, Davidson County
Trans:T20150050072 DEEDWARR
Recvd: 06/23/15 11:30 2 pgs
Fees:13.00 Taxes:900.95
20150623-0060008

WARRANTY DEED

'ARED BY
KERS TITLE & ESCROW CO
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $243,500.00.

Affiant

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

Notary Public

My commission expires: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shumaila Sarfani	NEW OWNER	**Map 082-12-0-A,Parcel 305.00C0**
926 Woodland Street #305		
Nashville, TN 37206		

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

Jason M. Corbin and Allison B. Corbin, husband and wife

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

Shumaila Sarfani, an unmarried woman

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of East End Lofts Condominium 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 and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights and interests 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 "D" to said First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Jason M. Corbin and wife, Allison B. Corbin by Warranty Deed from East End Lofts, LLC, a Tennessee limited liability Company dated March 7, 2008 and recorded in Instrument Number 20080414-0037806, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Allison B. Corbin, pursuant to a Power of Attorney executed by same on the 13th day of June, 2010, of record in Instrument No. 20150623-0060007, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan as set out on Exhibit "D" to the First Amendment to the Master Deed, of record as shown in Instrument No. 20061018-0129171, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Boundary Plat of record in Instrument No. 20060215-0018298, said Register's Office.

3) Storm Water Detention Agreement of record in Instrument No. 20050926-0115146, said Register's Office.

4) Easement for Sanitary sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20050926-0115148,said Register's Office.

5) The Premises herein insured is a condominium apartment established pursuant to all 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of East End Lofts Condominiums, of record in Instrument No. 20060803-0094710, and as amended in Instrument No. 20061018-0129171, said Register's Office.
6) Charter of East End Lofts Condominium Association, Inc., of record in Instrument No. 20060803-0094709, said Register's Office.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **926 Woodland Street #305, Nashville, TN 37206**

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 **19th** day of **June, 2015.**

Jason M. Corbin

Allison B Corbin by Jason M Corbin
Attorney-in-fact
Allison B. Corbin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jason M. Corbin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **June, 2015.**

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jason M. Corbin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Allison B. Corbin**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Allison B. Corbin** for the purpose therein contained, by signing the name of **Allison B. Corbin** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 19th **day of June, 2015**.

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires:_____