RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of July, 2015, by and between Dustin Schletzer, by Christopher Schletzer, Attorney In Fact, unmarried, party of the first part, and Ava Niazi, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson, Tennessee, being Unit No. 209 on the plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9 and amended at Book 9700, Page 486 (previously omitted from prior deeds), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all or part of the same property conveyed to Dustin Schletzer by virtue of that certain Deed dated September 29, 2008, at Instrument No. 20081003-0100606 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 4675, Page 9, Book 4729, Page 705, Book 4889. Page 905, Book 5394, Page 243, Instrument No 20110331-0024865 and Easements at Book 6396, Page 896, Book 11345, Page 59 and Instrument No. 20140902-0079897 in the Register's Office for Davisdon County, Tennessee; and I do further covenant and bind myself,, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dustin Schletzer by Christopher Schletzer, Attorney in Fact

Dustin Schletzer, by Christopher Schletzer, Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20150063804 DEEDWARR
Recvd: 08/03/15 15:49 2 pgs
Fees:13.00 Taxes:477.30
20150803-0076714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Christopher Schletzer,**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Dustin Schletzer,**and acknowledged that he executed the same as the free act and deed of the said **Dustin Schletzer**.

WITNESS my hand and official seal at office this 31st day of July, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| | |
|---|---|
| Property Owner & Address: | Ava Niazi<br>448 Huntington Ridge Drive<br>Nashville, TN 37211 |
| Tax Parcel No | 161110A20900CO |
| Property Address: | 448 Huntington Ridge Dr<br>Nashville, TN 37211 |
| MAIL TAX<br>BILLS TO: | Movement Mortgage, LLC<br>P. O. Box 10610<br>Virginia Beach, VA 23450 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $ 129,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dana L. Gregory
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2015.

Sandy Balent
Notary Public

My Commission Expires: 1-9-16

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC