#9915

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150068420 DEEDWARR
Recvd: 08/14/15 11:09 2 pgs
Fees: 13.00 Taxes: 240.50
20150814-0081694

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$65,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Returned: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Behzad Akbari	New owner	133150a03000co (Unit F-2)
(NAME) F2 m6 04	(NAME)	
320 Welch Rd.	5728 Collinwood Ct	133150a09000co (Unit O-4)
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Antioch TN 37013	133150a07600co (Unit M-6)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abdollah Akbari, a.k.a Abdolla Akbari and wife, Fariba Bakhtiyari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Behzad Akbari,** 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 No. O-4 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, Page 22, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set fourth in Exhibit A-1 of said Master Deed. Reference is herby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

Being the same property conveyed to Abdollah Akbari, a married man, by deed of record in Instrument No. 20051014-0124066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Land in Davidson County, Tennessee, being Unit F2 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set fourth in Exhibit A-1 of said Master Deed. Reference is herby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Abdolla Akbari, a married man, by deed of record in Instrument No. 20020212-0018750, Register's Office for Davidson County, Tennessee. Said conveyance erroneously and in scrivener's error spelled his name as Abdolla Akbari and should be Abdollah Akbari.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Being Unit M-6 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set fourth in Exhibit A-1 of said Master Deed. Reference is herby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Abdollah Akbari, and wife, Fariba Bakhtiyari, by deed of record in Instrument No. 20060627-0076625, Register's Office for County, Tennessee. The warranties in this deed for Fariba Bakhtiyari only apply to this parcel.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 320 Welch Rd., Unit F2, M6, O4, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 13th day of August, 2015.

Abdollah Akbari

Fariba Bakhtiyari

Fariba Bakhtiyari

State of Tennessee
County of Williamson

Personally appeared before me Abdollah Akbari and Fariba Bakhtiyari, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 9915

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018