P15-7044-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September 2015 Notary Public MY COMMISSION EXPIRES: 7-5-16 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

Davidson County DEEDWARR
Recvd: 09/29/15 13:12 3 pgs
Fees:18.00 Taxes:987.90
20150929-0098866

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McFarland	New York Community Bank 1801 East 9th St Ste 300	
1510 Demonbreun Street Unit 806	New Owner	093-09-0A-042.00-CO
Nashville, TN 37203-3186	Cleveland OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sheyan J. Armaghani, unmarried and Jamshid Armaghani, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. McFarland and Annie M. McFarland, husband and wife**

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 806, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Sheyan J. Armaghani, unmarried and Jamshid Armaghani, married, as joint tenants with the right of survivorship by Special Warranty deed from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20100624-0049338 Register's Office for Davidson County, Tennessee, dated June 21, 2010 and recorded on June 24, 2010.

Jamshid Armaghani is married, however subject property is not now, nor has ever been, the principal place of residence for the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1510 Demonbreun Street Unit 806, Nashville, TN 37203-3186.**

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 ____ hand( ) this the 24 day of September, 2015.

Sheyan J. Armaghani

Jamshid Armaghani by Sheyan J. Armaghani, Attorney-in-Fact

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheyan J. Armaghani** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of September, 2015.

My Commission expires 1/6/2016

Christine Osborne
Notary Public

CHRISTINE OSBORNE NOTARY PUBLIC DEKALB CO., GA MY COMMISSION EXPIRES JANUARY 6 2016

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheyan J. Armaghani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jamshid Armaghani**, as his Attorney in Fact, as the free act and deed of the within named **Jamshid Armaghani**.

Witness my hand and official seal this the 24th day of September, 2015.

My Commission expires 1/6/2016

Christine Osborne
Notary Public

CHRISTINE OSBORNE NOTARY PUBLIC DEKALB CO., GA MY COMMISSION EXPIRES JANUARY 6 2016

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

