BILL GARRETT, Davidson County
Trans:T20150083221 DEEDWARR
Recvd: 09/30/15 13:24 2 pgs
Fees:13.00 Taxes:1257.63
20150930-0099373

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1822

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin Sturgeon 1104A 2nd Avenue South Nashville, TN 37210	**Mortgage Investors Group** **8320 East Walker Springs Lane** **Knoxville, TN 37923**	105-3-G-1.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My Commission Expires: 2/24/18
(Affix Seal)

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **ASM Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robin A. Sturgeon, unmarried,** 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:

BEING certain townhome unit situated in Davidson County, Tennessee, and further known as **Unit "A"**, on the plan of Horizontal Property Regime of 1104 2nd Ave. So. , created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1104 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140926-0089007, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1104 2nd Ave. So., shown as Exhibit to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to ASM Partners, LLC, a Tennessee limited liability company by Warranty Deed from Gregory Wood, dated July 8, 2014, recorded July 9, 2014, of record in Instrument No. 20140709-0060475, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Gregory Wood by Quitclaim Deed from Southwood, Inc., dated March 27, 2006, recorded April 5, 2006, of record in Instrument No. 20060405-0039012, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Southwood, Inc. by Warranty Deed from Sadler Properties, LLC, dated May 20, 2004, recorded May 24, 2004, of record in Instrument No. 20040524-0060452, as corrected in Instrument No. 20060327-0034557, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1104A 2nd Ave. S, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25** day of **September, 2015.**

GRANTOR(S)

ASM Partners, LLC, a Tennessee limited liability company

Javad Salimi 9/25/15

By: Javad Salimi, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Authorized Signor** of **ASM Partners, LLC**, the within named bargainor, a limited liability company, and that such **Javad Salimi**, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **Authorized Signor**.

WITNESS my hand and official seal, at office, this the **25** day of **September, 2015**.

Jessica Lascelle

NOTARY PUBLIC
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016