BILL GARRETT, Davidson County
Trans:T20150102027 DEEDWARR
Recvd: 12/02/15 13:37 2 pgs
Fees:13.00 Taxes:891.70
20151202-0121583

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $241,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2015.

Notary Public

My commission expires: 8.21.17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jared Bashirian	Jared Bashirian	128-12-0A-009.00-CO
320 Old Hickory Boulevard, #202	320 Old Hickory Boulevard, #202	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William W. Gregory, Jr., married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jared Bashirian, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9, Building No. 2 on the Plan of Eagle Ridge at the Reserve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle at the Reserve Condominiums, of record in Instrument Number 20011011-0110875, 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 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to William W. Gregory, Jr. by Warranty deed from Christi J. Banks, unmarried, of record in Instrument No. 20060929-0121017, Register's Office for Davidson County, Tennessee, dated September 27, 2006 and recorded on September 29, 2006.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as **320 Old Hickory Boulevard, #202, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of December, 2015.

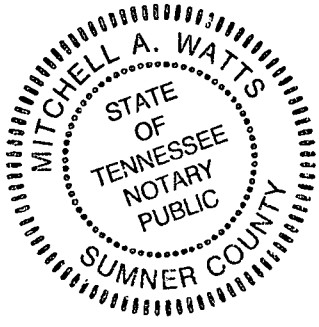
William W. Gregory, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William W. Gregory, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of December, 2015.

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 315260