Box 14

28023-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001081 DEEDWARR
Recvd: 01/06/16 10:22 2 pgs
Fees:13.00 Taxes:1221.00
20160106-0001181

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
M. Afkhami, Trustee of the Afkhami Capital Trust	**New Owner**	**Map 117-07-0-C Parcel 120-00co**
4244 Park Alisal		
Calabasas, CA 91302		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrew J. Mongin and wife, Virginia M. Roberson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D September 16, 2015

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. 120 on the Plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a Horizontal Property Regime established by Master Deed of record in Book 5891, Page 897, said Register's Office.

Being the same property conveyed to Andrew J. Mongin and wife, Virginia M. Roberson, by Deed dated October 20, 2008 from Daryl Evans, unmarried, and Felicia Evans, unmarried, of record in Instrument No. 20081024-0106452, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 421, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4110, Page 257, Register's Office for Davidson County, Tennessee. (3) Master Deed of Hampton Place Townhomes of record in Book 5891, Page 897, said Register's Office. (4) By-Laws of Hampton Place Homeowners' Association, Inc., of record in Book 5891, Page 937, said Register's Office. (5) Charter of Hampton Place Homeowners' Association, Inc., of record in Book 5894, Page 756, and amended in Book 7570, Page 314 and Book 7866, Page 388, said Register's Office. (6) Storm Water Detention Agreement of record in Book 5861, Page 436, said Register's Office. (7) Deed of conveyance for water mains of record in Book 6137, Page 911, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **120 Hampton Place, Nashville, Tennessee 37215**

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 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 hand(s) this **4th** day of **January, 2016.**

Andrew J. Mongin

Virginia M. Roberson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew J. Mongin and Virginia M. Roberson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **January, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17