WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160004422 DEEDWARR
Recvd: 01/19/16 09:54 2 pgs
Fees: 13.00 Taxes: 366.30

20160119-0004779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JANUARY, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215 My Commission Expires SEPT. 18, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kalairaja Chinnaveerappan	SAME	
(NAME)	(NAME)	108-12-A 49.00 CO
5457 Almo Terrace		
(ADDRESS)	(ADDRESS)	
Freemont, CA 94555		
(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, **OMID YAZDANPANAH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KALAIRAJA CHINNAVEERAPPAN,** 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. 49 on Lot No. 34 on the Plan of Quail Valley, Section Four, Phase VII, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Omid Yazdanpanah, unmarried, Noouddin Yazdanpanah and wife, Jalaliyeh Samimi by Warranty Deed from Faribarz Ferdowski, Trustee with full power of sale and conveyance without the joinder of any beneficiary, of record in Book 9897, Page 450, Register's Office for Davidson County, Tennessee.

Noouddin Yazdanpanah and wife, Jalaliyeh Samimi conveyed their interest in said property to Omid Yazdanpanah by Quitclaim Deed of record in Book 10959, Page 624, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 5200, Page 522, said Register's Office and Master Deed and Bylaws of record in Book 6058, Page 824 and Book 6081, Page 130, said Register's Office.

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

BOX 10-A

unimproved
This is improved x property, known as 1340 Quail Valley Rd., Nashville, TN 37214

(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 hand this 15th day of January, 2016.

OMID YAZDANPANAH

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 Omid Yazdanpanah, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State) this 15 day of January, 2016.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public