WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shohreh S. Moshiri	Regions Bank	117070k02800co
(NAME)	(NAME)	
3355 Golf Club Lane	Dept 2520 P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sarah Martin Butler, F/K/A Sarah Margaret Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shohreh S. Moshiri, an unmarried woman** 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 that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3355 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Sarah Margaret Martin, by deed of record in Instrument No. 20041006-0120331 , Register's Office for Davidson County, Tennessee. The said Sarah Margaret Martin now known as Sarah Martin Butler.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3355 Golf Club Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160013425 DEEDWARR
Recvd: 02/18/16 10:24 2 pgs
Fees:13.00 Taxes:1080.40

20160218-0015381

Witness my/our hands this 16th day of February, 2016.

Sarah Martin Butler

State of Tennessee
County of Williamson

Personally appeared before me Sarah Martin Butler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 10418

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017