BILL GARRETT, Davidson County
Trans:T20160031270 DEEDWARR
Recvd: 04/18/16 10:30 2 pgs
Fees:13.00 Taxes:671.55
20160418-0036947

G#28302-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$181,500.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2016.

Notary Public

My commission expires: 5/7/2019

(AFFIX SEAL)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTE-1342

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
Mahyar Varasteh Ardakan	SWBC Mortgage Corporation	161090A09100CO
4848 Bevendean Drive #D-9	P.O. Box 11733	
Nashville, TN 37211	Newark, NJ 07101-4733	

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

Todd Olsen, an unmarried man

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

Mahyar Varasteh Ardakan, single man

HEREINAFTER CALLED THE GRANTEE, HIS 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. D-9 as set forth in the Master Deed Establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, and corrected in Instrument No. 20110520-0038914, in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

BEING the same property conveyed to Todd Olsen, an unmarried man, by Warranty Deed dated November 20, 2009, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20091123-0107389, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibits "E" and "A" to the Master Deed and Amendment, of record in Instrument No. 20080117-0005582, amended in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing Brighton Village, of record in Instrument No. 20080117-0005582 and Bylaws of the Brighton Village Condominium Owners Association, Inc., appended thereto, and as amended in Instrument No. 20080808-0081965, and corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee;

3) Agreements regarding Sewage Soil Absorption System of record in Book 7230, Pages 136 and 137, said Register's Office;

4) Driveway Easement as stated in the Deed of record in Book 7233, Page 438, and corrected in Book 7416, Page 47, said Register's Office;

5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7520, Page 908, Register's Office for Davidson County, Tennessee;

6) Stormwater Detention Agreements of record in Instrument No. 20061027-0133549 and in Instrument No. 20071121-0136366, Register's Office for Davidson County, Tennessee;

7) Easements for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20061027-0133575 and in Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee;

8) Application to Combine Parcels of record in Instrument No. 20071128-0137905, said Register's Office; and,

9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4848 Bevendean Drive #D-9, Nashville, TN 37211**.

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 hand this **15th** day of **April, 2016.**

Todd Olsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Todd Olsen, an unmarried man,** the within named seller, 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, Tennessee, this **15th** day of **April, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: