Davidson County DEEDWARR
Recvd: 04/25/16 08:38 3 pgs
Fees:18.00 Taxes:1257.63
20160425-0039621

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1297

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Bear 1268A 2nd Avenue South Nashville, TN 37210	Highland's Residential Mortgage, LTD 12001 N. Central Expressway Suite 750 Dallas, TX 75243	105-3-276.00

GRN-1619009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Hamidreza Parsa, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan Bear, an unmarried individual,** 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 a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A on the plan of Horizontal Property Regime of 1268 2nd Ave. So., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1268 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20150826-0086338, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1268 2nd Ave. So., shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Hamidreza Parsa, married by Warranty Deed from D & B Development Group, a proprietorship, dated June 1, 2015, recorded June 3, 2015, of record in Instrument No. 20150603-0052014, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to D & B Development Group by Warranty Deed from Thelma Searcy Mott and husband, Namon M. Mott, dated December 21, 2005, recorded December 30, 2005, of record in Instrument No. 20051230-0156570, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **1268A 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the grantor paying their prorated share thereof to grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Hamidreza Parsa, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Hamidreza Parsa on January 30, 2015, of record in Instrument No. 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever 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, Grantor has executed this instrument on this **20th** day of **April, 2016.**

GRANTOR(S)

Hamidreza Parsa by Christopher M. Corriveau attorney in fact

Hamidreza Parsa by Christopher M. Corriveau, his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Hamidreza Parsa,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **20th** day of **April, 2016.**

Jessica Lasoelle

Notary Public
My Commission Expires:

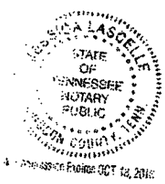


EXHIBIT "A"
To
Warranty Deed

FROM: Hamidreza Parsa, married

TO: Ryan Bear, an unmarried individual

STATE OF TENNESSEE
COUNTY OF <Location of Closing> DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J.m mw

<Name of Power of Attorney>, Affiant
Christopher M. Corriveau

Sworn to and subscribed before me this 20th day of April, 2016.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Shelly M Smith

Commission Expires
4-24-2018