RECORD & RETURN TO:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1439

BILL GARRETT, Davidson County
Trans:T20160033684 DEEDWARR
Recvd: 04/25/16 11:16 3 pgs
Fees:18.00 Taxes:1343.10
20160425-0039850

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laurie Heller 1268B 2nd Avenue South Nashville, TN 37210	NEW OWNER	105-03-0J-002.00 CO

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16 - 1439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $363,000.00

Laurie Heller
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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 **Laurie Heller, married as her sole and seperate property,** 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 B, 1268 2ND AVENUE SOUTH TOWNHOMES, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150826-0086338, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from D & B Development Group, a Proprietorship to Hamidreza Parsa, married, as recorded on the 3rd day of June, 2015 in Instrument No. 20150603-0052014 and Warranty Deed from Thelma Searcy Mott, and husband Namon M. Mott to D & B Development Group, as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156570, in the Register's Office of 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: **1268B 2nd Ave 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 Hamidrez 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 **22nd** day of **April, 2016.**

GRANTOR(S)

Hamidreza Parsa by [signature] as attorney in fact

Hamidreza Parsa by Christopher M. Corriveau
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 **22nd** day of **April, 2016.**

[signature]
Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Hamidreza Parsa, married

TO: Laurie Heller, married as her sole and seperate property

STATE OF TENNESSEE
COUNTY OF 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.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 22nd day of April, 2016.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public
My Commission Expires: