WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160043846 DEEDWARR
Recvd: 05/25/16 09:07 2 pgs
Fees: 13.00 Taxes: 1517.00

20160525-0052328

MST 2016-0625

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DANIEL L. WISOTOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Robertson	New Owner	104-12-0C-308.00-CO
(NAME)	(NAME)	
400 Beach Drive, #1901	400 Beach Drive, #1901	
(ADDRESS)	(ADDRESS)	
St. Petersburg, FL 37701	St. Petersburg, FL 37701	
(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, **Mehran Mozaffari, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Robertson, unmarried** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 308 of Villages at Acklen, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown as Exhibit "B-1" in the Third Amendment to the Master Deed of record in Instrument No. 20061115-0141802, together with a percentage interest in the common elements and voting percentage, said Register's Office, and described in a Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villages at Acklen, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, and By-Laws appended thereto as Exhibit D, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Mehran Mozaffari by Special Warranty deed from Regions Bank of record in Instrument No. 20101006-0080122 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on October 06, 2010

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 and Instrument No. 20070621-0074025, with Revocation of the Master Deed of record in Instrument No. 20061108-0139001, Register's Office for Davidson County, Tennessee. Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office. Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2114 Acklen Avenue, Nashville, TN 37212-3538
(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/our hand(s) this 20th DAY OF May 2016.

SUBJECT PROPERTY IS NOT THE PRIMARY RESIDENCE OF GRANTOR.

Mehran Mozaffari

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mehran Mozaffari, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2016.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016