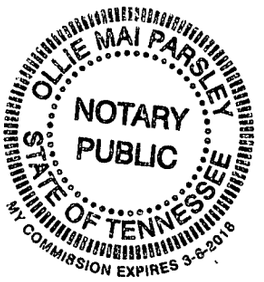
Bof 29



STATE OF TENNESSEE 20046
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Expert Contractor, Inc.	Send Tax Bills To: Expert Contractor, Inc.
(Name) 441 Harding Place, #F-4	(Name) P.O. Box 110661
(Street Address or Route Number) Nashville, TN 37211	(Street Address) NASHVILLE, TN 37222
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s):

FOR AND IN 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, I/WE, Shams Properties, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Expert Contractor, Inc. 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 Unit F-4 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, Register's Office for Davidson County, Tennesssee, for a more complete identification and description of said Unit.

BEING the same property conveyed to Rajni Patel, married, by deed from John R. Wall, Jr. and wife, Christina M. M. Ribbons, filed of record in Instrument No. 20000203-0011433, Register's Office for Davidson County, Tennessee.

The above described property is investment property and not used as a residence by the grantor. THIS conveyance is subject to all terms and provisions of the Master Deed and By-Laws as filed of record and all matters as shown on the recorded plat.

This is improved property known as 441 Harding Place, F-4, 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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 25th day of May, 2016.

BILL GARRETT, Davidson County
Trans:T20160044611 DEEDWARR
Recvd: 05/26/16 13:55 2 pgs
Fees:13.00 Taxes:185.00
20160526-0053229

Seller Shams Properties, LLC

By: Mohammad Reza Shams, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Mohammad Reza Shams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Shams Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Managing Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of May, 2016.

My commission expires: 3/6/2018

Notary Public: Ollie Mai Parsley

