Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2044TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of July, 2016.

Notary Public

Commission Expiration:

12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Davidson County DEEDWARR
Recvd: 07/08/16 12:06 3 pgs
Fees:18.00 Taxes:425.50
20160708-0070084

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Hamed Heirati 715 Ashlawn Place Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	161050A01300CO

WARRANTY DEED

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, **Ali Reza Nouri, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamed Heirati, 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:

Property known as 715 Ashlawn Place Nashville, TN 37211, County of Davidson

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. A-15 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, Tennessee as shown on the plat of Ashlawn Place Condominiums, recorded as Exhibit A-2 of the Master Deed of record in Book 6607, Page 596, said Register's Office, and described in a Master Deed recorded in Book 6607, Page 596, as amended in Book 7168, Page 550, 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 Ashlawn Place Condominiums contained in Master Deed recorded in Book 6607, Page 596, as amended in Book 7168, Page 550 and By-Laws in Book 6607, Page 645, said Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part of hereof the same as though copied herein.

Being the same property conveyed to Ali Reza Nouri, unmarried, by deed from Amy Nicole Osborne, unmarried dated 7/30/2004, recorded 8/4/2004, filed of record in Instrument No. 20040804-0093744, said Register's Office.

Maryam Rivaz, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 161050A01300CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 715 Ashlawn Place, 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, 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 hand this 5th day of July, 2016.

Ali Reza Nouri

Maryam Rivaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of July, 2016, before me personally appeared **Ali Reza Nouri and Maryam Rivaz**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of July, 2016.

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
Commission Expiration:
12-22-19

True Copy Certification

I, **Shellie Jenkins**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

