WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 19th day of July, 2016

CDR
Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hamid Parsa	SAME	081-11-0-076.00
9418 Green Hill Circle		
Nashville, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Restoration Concepts, LLP**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hamid Parsa**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the southeasterly part of Lot No. 268 on the Plan of J.M.T.J. and G.W. Hardings Subdivision of record in Book 21, page 80, Register's Office for said County, described according to a copy of survey thereof made February 7, 1939 by S.M. McMurray and Company as follows:

Beginning at a point in the westerly margin of 18th Avenue North, the southeast corner of Lot No. 268 and the northeast corner of Lot No. 267; thence with the line between said Lots westerly along an old fence line 112.5 feet to a stake; thence northerly 50.5 feet to a stake; thence easterly 105.8 feet to a point in the westerly margin of 18th Avenue North an iron pin; thence southerly along the westerly margin of said Avenue 47.5 feet to the point of beginning.

Being the same property conveyed to Restoration Concepts, LLP, a Tennessee limited liability partnership, by deed from CitiBank, N.A., as Trustee for the WaMu Mortgage Pass Through Certificates Series 2004-CB-1, on October 21, 2015, of record in Instrument Number 2015110-50112905, and corrected in Instrument Number 20151118-0117110, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 80, Register's Office Davidson County, Tennessee.

This is improved property known as: 1749 Dr. D B Todd Jr. Blvd, Nashville, TN 37208

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 19, 2016.

Restoration Concepts, LLP

Nick Dorroll
By Nick Dorroll

Davidson County DEEDWARR
Recvd: 07/22/16 10:27 2 pgs
Fees:13.00 Taxes:240.50
20160722-0075593

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Nick Dorroll, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Restoration Concepts, LLP, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 19th day of July, 2016.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-19
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.