NEW OWNER:

Arash Yekrangi-Tajvidi
2704 Brightwood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0625

Map 117, Parcel 04-0, Group 156.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160064098 DEEDWARR
Recvd: 07/26/16 10:28 3 pgs
Fees:18.00 Taxes:4810.00
20160726-0076712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Thousand and 00/100 Dollars** (**$1,300,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ARASH YEKRANGI-TAJVIDI, UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County, and a part of Brightwood Avenue, as changed by an agreement of record in Book 716, Page 2, said Register's Office for Davidson County, Tennessee.

Said Lot No. 129 and part of Brightwood Avenue front together 50 feet on the easterly side of said Avenue, as changed by said agreement, and run back between parallel lines 176.5 feet to an alley.

BEING the same property conveyed to Vintage South, LLC, by Warranty Deed from BBK Properties, LLC, dated April 17, 2015, and of record in Instrument No. 20150423-0036378, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2704 Brightwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **July, 2016**.

VINTAGE SOUTH, LLC

BY: _____

Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Member** of, **Vintage South, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 22nd day of **July, 2016**.

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

_____ NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 1,300,000.00 .

AFFIANT

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

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 02-13-17