WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31746

BILL GARRETT, Davidson County
Trans:T20160076312 DEEDWARR
Recvd: 08/31/16 14:28 3 pgs
Fees:18.00 Taxes:355.20

20160831-0091505

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016.

Notary Public 3-28-18

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nadar Karshenas	Owner	
(NAME)	(NAME)	
7031 Willowick Drive		161-12-OA-011.00 through
(ADDRESS)	(ADDRESS)	161-12-OA-016.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia Lou Hindman Rogers, Henry Michael Hindman, Michael Hindman, Successor Trustee for the James W. Hindman, III, Testamentary Trust and Hickory Plaza, II, Inc. a Tennessee corporation,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nadar Karshenas**, hereinafter called the GRANTEE(S), his heirs, successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

PARCEL I:

The following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit No. D-1, Unit No. D-2, Unit No. D-3 and Unit No. D-4, of Hickory Plaza Office Townhouse as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in Book 8000, page 910, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, Page 68, resubdivided in Plat Book 6250, page 248, and amended in Plat Book 6623, Page 215, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James W. Hindman, Jr. by Quit Claim Deed dated 05/29/2007 from Hickory Plaza II, Inc., a Tennessee Corporation of record in Instrument No. 200707030079543, Register's Office for Davidson County, Tennessee. The said James W. Hindman, Jr., having since died vesting the property in Virginia Lou Hindman Rogers, Henry Michael Hindman and James W. Hindman, III by virtue of his Last Will and Testament dated August 21, 1997 and of record in the Probate Court for Williamson County, Tennessee at Docket No. P6875. The said James W. Hindman, IV having since died vesting the property in Michael Hindman, successor trustee of the James W. Hindman, IV Testamentary Trust by virtue of his Last Will and Testament dated August 18, 1988 and of record in the Probate Court for Williamson County, Tennessee Docket no. P6876.

PARCEL II:

The following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit No. D-5, and Unit No. D-6 of Hickory Plaza Office Townhouse as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in 8000, page 910, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, Page 68, resubdivided in Plat Book 6250, page 248, and amended in Plat Book 6623, Page 215, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Hickory Plaza II, Inc. by Warranty Deed dated 11/21/2002 from Wayne Bryant of record in Instrument No. 20021220015 7430, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJEC TO:

Plan of record in Book 5200, page 68, Book 6250, page 248 and Book 6623, page 910 Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 8000, page 910 Register's Office for Davidson County, Tennessee.
Restrictive Covenants and Easements of record in Book 4747, page 624, Book 4818, page 748, Book 4747, page 628 Register's office for Davidson County, Tennessee.
Easements of record in Book 4827, page 892 and Book 4854, page 240 Register's office for Davidson County, Tennessee
Covenants Conditions and Restrictions of record in Book 6457, page 189 and Book 7857, page 594 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property, known as 5722 Hickory Plaza, Units D-1-D-6, Nashville, TN 37211
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 our hands this 29th day of August, 2016.

Virginia Lou Hindman Rogers

Henry Michael Hindman

Michael Hindman, Successor Trustee
of the James W. Hindman, III Testamentary Trust

Hickory Plaza II, Inc.

By: Michael Hindman
Its: Authorized Agent

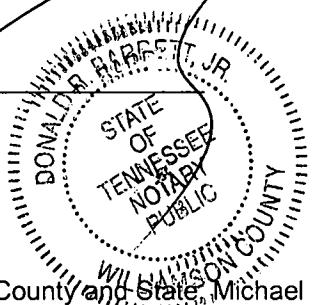
State of Tennessee
County of Williamson

Personally appeared before me Virginia Lou Hindman Rogers and Henry Michael Hindman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for purposes therein contained.

Witness my hand this 29th day of August, 2016.

Notary Public.

My Commission Expires: 8/21/17



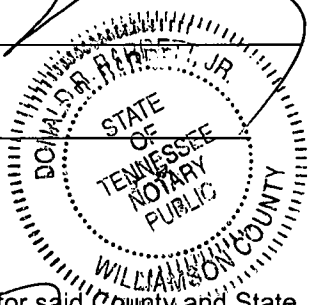
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Hindman, with whom I am personally acquainted, and who proved himself to be the Trustee of the James W. Hindman, III, Testamentary Trust, the bargainor, and who, being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2016.

Notary Public.

My Commission Expires: 8/21/17



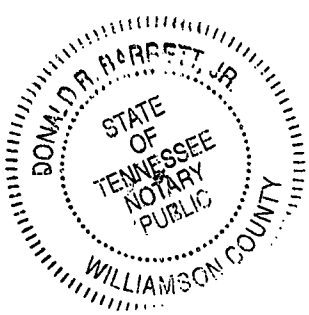
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Hindman, with whom I am personally acquainted, and who proved himself to be the Authorized Agent of Hickory Plaza II, Inc. a Tennessee corporation, the bargainor, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2016.

Notary Public.

My Commission Expires: 8/21/17



RETURN TO:
Stewart Title Company Tennessee Division 5107 Maryland Way
Brentwood, TN 37027