Prepared by:
Sidwell and Return to:
Weissman & Rosenthal Title, Inc.
[illegible] Jones Rd., Ste 203-A
[illegible] 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079742 DEEDWARR
Recvd: 09/12/16 14:04 2 pgs
Fees: 13.00 Taxes: 1783.40

20160912-0095718

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Marshall McCarney	New Owner	105-07-O-268.00
(NAME)	(NAME)	
513 A Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ARC Properties, G.P. , a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George Marshall McCarney and Alyssa J. Carroll, husband and wife** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 513 HAMILTON AVENUE COMMONS, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160126-0007488, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to ARC Properties, G.P., a Tennessee General Partnership by Quit Claim Deed dated 01/25/2005 from Bijan Ferdowsi of record in Instrument No. 20050126-0009814, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This property is also subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20160126-0007488, 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.

unimproved ☐

This is improved ☑ property, known as 513 A Hamilton Avenue, Nashville, TN 37203
(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 my hand this 9th day of September, 2016.

ARC PROPERTIES, G.P. , A TENNESSEE GENERAL PARTNERSHIP

By: Bijan Ferdowsi
its: General Partner

State of Tennessee
County of Rutherford

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bijan Ferdowsi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Bijan Ferdowsi to be a partner of ARC Properties, G.P. , a Tennessee General Partnership, the within named bargainer, a partnership, and that Bijan Ferdowsi as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Bijan Ferdowsi as partner.

Witness my hand and Official seal this 9th day of September, 2016.

Notary Public
My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167