WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/16 14:15 4 pgs
Fees:23.00 Taxes:318.48
20160926-0101362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,075.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

HILARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Hall and Yamel Hall	New Owners	133 15 0A 027.00, 133 15 0A 041.00, 133 15 0A 042.00, 133 15 0A 077.00 and 133 15 0A 087.00
(NAME) 320 Welch Rd, Units G6, G5, E7, M7, O1 Pagoda Apt Complex	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Six Thousand Seventy-Five And 91/100 Dollars ($86,075.91), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jamshid Sharifi and wife, Parvin Vafai**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Hall aka Andrew Eugene Hall and Yamel Hall, husband and wife**, 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:

Described property located in Davidson County, Tennessee, to wit: A certain condominium apartment known as Unit No. E-7 of Pagoda Condominiums, created by Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6111, Page 22, Register's Office for said County to which plan reference is hereby made for a more complete description, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference to Master Deed for Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Chris Atkins, an unmarried man by Warranty Deed from Jamshid Sharifi and wife, Parvin Vafai dated August 27, 2007 and recorded September 5, 2007 as Instrument No. 200709050106243, in said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Jamshid Sharifi and Parvin Vafai by Trustee's Deed from Richard M. Smith, not individually by as Successor Trustee as aforesaid dated May 15, 2012 and recorded May 18, 2012 as Instrument No. 201205180043193, in said Register's Office for Davidson County, Tennessee.

Tax ID: 133 15 0A 027.00
Unit E-7

A certain Condominium apartment known as Unit No. G-6 of Pagoda Condominiums, created by Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference to Master Deed for Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit

A certain condominium apartment known as Unit No. M-7 of Pagoda Condominiums. Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Unit O-1 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Coded Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unite as set forth in Exhibit A-1 of said Master Dee. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Jamshid Sharifi and wife Parvin Vafai by Warranty Deed from Jeff A. Bown and wife, Susan Bown dated April 19, 2002 and recorded April 25, 2002 as Instrument No. 200204250051296, in said Register's Office for Davidson County, Tennessee.

Tax ID: 133 150A04 200CO, 133 150A07 700CO, 133 150A08 700CO
UNITS G-6, M-7 and O-1

Described property located in Davidson County, Tennessee, to wit: A certain condominium apartment known as Unit No. G-5 of Pagoda Condominiums, created by Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6111, Page 22, Register's Office for said County to which plan reference is hereby made for a more complete

description, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference to Master Deed for Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Chris Atkins, unmarried by Warranty Deed from Jamshid Sharifi and wife, Parvin Vafai dated August 27, 2007 and recorded September 5, 2007 as Instrument No. 200709050106248, in said Register's Office for Davidson County, Tennessee.

Further a portion of being the same property conveyed to Jamshid Sharifi and Parvin Vafai by Trustee's Deed from Richard M. Smith, not individually but as Successor Trustee as aforesaid dated May 15, 2012 and recorded May 18, 2012 as Instrument No. 201205180043190, in said Register's Office for Davidson County, Tennessee.

Tax ID: 133 150A04 100CO
UNIT G-5

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 Welch Rd, Units G6, G5, E7, M7, O1 Pagoda Apt Complex, 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, has 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 our hands this 15 day of September, 2012

Jamshid Sharifi

Parvin Vafai

File Number: GRN-162208FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jamshid Sharifi and wife Parvin Vafaithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2016.

Notary Public

My Commission Expires: 7/9/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-162208FC