Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

Return to:
File # 11482

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$27,500.00.**

Affiant

Subscribed and sworn to before me this 20 day of Oct, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

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:
Parshang Bayazidi	New owner	052-03-0-186.00
497 Elysian Fields Rd Apt F3 Nashville, TN 37211		

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, **REFRESHCO, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Parshang Bayazidi and husband, Jalal Hossieni**, 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 Lot 2, as shown on the map entitled Final Plat of Hospital Divide, of record in Instrument Number 20070522-0061002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to LIFF-NEWBERRY LEASING VENTURES, by deed from Michael Newberry, a married man, of record in Instrument Number 20070725-0088289, Register's Office for Davidson County, Tennessee. Further conveyed to REFRESHCO, LLC, a Tennessee limited liability company from LIFF-NEWBERRY LEASING VENTURES, a Tennessee joint venture by Quitclaim Deed on January 6, 2010, of record in Instrument Number 20100106-0001311, 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:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 39 and Instrument Number 20070522-0061002, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2438, Page 369 and Book 3377, Page 493, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Number 20160527-0053528 and Book 6320, Page 760, Register's Office for Davidson County, Tennessee.

This is improved property known as: **913 Hospital Drive, Madison, TN 37115**

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.

BILL GARRETT, Davidson County
Trans:T20160095023 DEEDWARR
Recvd: 10/27/16 10:46 2 pgs
Fees:13.00 Taxes:101.75
20161027-0113645

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 October 20, 2016.

REFRESHCO, LLC

Sole Member

By: Zachary P. Liff, Sole Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Zachary P. Liff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **REFRESHCO, LLC**, the within named bargainor, a limited liability company, and that as such **Sole Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **REFRESHCO, LLC** as **Sole Member**

Witness my hand, at office, this 20th day of October, 2016.

Notary Public

My commission expires: 11-4-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY