BILL GARRETT, Davidson County
Trans:T20170015792 DEEDWARR
Recvd: 02/22/17 15:15 2 pgs
Fees:13.00 Taxes:2590.00
20170222-0017946

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hossein Hadjesmaili	BANK OF AMERICA	
700 12th Avenue South, Unit 606	4500 AMON CARTER	093-13-0D-042.00-CO
Nashville, TN 37203	FT. WORTH, TX 76155	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIA G. HAWKINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOSSEIN HADJESMAILI, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. R 606 of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and Declaration of Condominium for Terrazzo, a Condominium, establishing a horizontal property regime, as of record in Instrument No. 20081223-0122167; as amended in Instrument No. 20090213-0012915; Instrument No. 20090316-0023301; Instrument No. 20090325-0026808; Instrument No. 20090827-0080784; and in Instrument No. 20121617-0095418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and Declaration of Condominium. Reference is hereby made to the Plan of Terrazzo, a Condominium, shown as exhibit to said Master Deed and Declaration of Condominium, as amended, and referenced above, for a more complete identification and placement of such Unit.

Being the same property conveyed to Julia G. Hawkins and J. Warren Hawkins, wife and husband, as tenants by the entirety by Warranty deed from 700 Twelfth Ave South Land Trust, dated November 30, 2012 of record in Instrument No. 20140731-0068226 and corrected by Affidavit of Scrivener's recorded in Instrument No. 20140917-0085122 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 31, 2014, correcting vesting to Julia G. Hawkins only.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 700 12th Avenue South, Unit 606, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

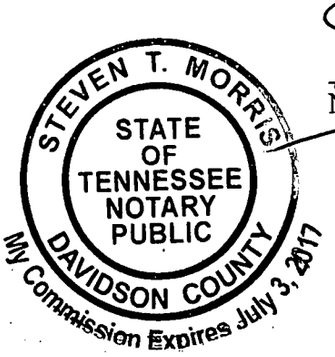
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2017.

Julia G. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia G. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2017.



Notary Public