WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170021149 DEEDWARR
Recvd: 03/13/17 09:36 2 pgs
Fees:13.00 Taxes:1342.73

20170313-0024206

17-03-004

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of March, 2017

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JESSICA BLACKWELL (NAME)	New Owner (NAME)	91-01-0G
6205 Louisiana Avenue (ADDRESS)	(ADDRESS)	001.00CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA BLACKWELL, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as **Unit B, Louisiana Avenue Townhomes (Condominiums),** together with private and common elements, as shown on the plat attached as Substitute Exhibit "B" to the Supplement and Amendment to the Declaration of Establishment of Louisiana Avenue Townhomes (Condominiums), as shown of record in Instrument No. 20170309-0023343, in Instrument No. 20160216-0014048, supplementing Instrument No. 20151125-0119524, Register's Office for Davidson County, Tennessee.

BEING all the same property conveyed to KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from JEFF ESTEPP, of record in Instrument No. 20150803-0076050, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Establishment of Louisiana Avenue Townhomes (Condominiums) contained in instrument of record in Instrument No. 20151125-0119524, and as Supplemented and Amended in Instrument No. 20160216-0014048, and in Supplement and Amendment of record in Instrument No. 20170309-0023343, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6205 Louisiana Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, its hands, this 9th day of March, 2017

KASHANI CONSTRUCTION, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY:
ROBERT TAEIDKASHANI, SOLE ~~MEMBER~~

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT TAEIDKASHANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SOLE MEMBER of **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2017.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON