THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33586-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 7th day of April, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Iraj Barahimi, Houri Barahimi 3000 Hillsboro Pike #43 Nashville, TN 37215	**Send Tax Bills To:** Iraj Barahimi, Houri Barahimi 17 Castlewood Court Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117 03 0 A 043 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sanjay Athavale, and wife Kimberly Athavale,** who joins in the execution of this instrument for the purpose of conveying her marital interest in the property ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Iraj Barahimi and Houri Barahimi,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike #43, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170030121 DEEDWARR
Recvd: 04/10/17 14:50 3 pgs
Fees:18.00 Taxes:943.50
20170410-0034995

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of April, 2017.

Sanjay Athavale by George E. Mudter, Jr., his Attorney-in-fact

Sanjay Athavale by George E. Mudter, Jr., his Attorney-in-fact

Kimberly Athavale by George E. Mudter, Jr., her Attorney-in-fact

Kimberly Athavale by George E. Mudter, Jr., her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sanjay Athavale and Kimberly Athavale and he is authorized by Sanjay Athavale and Kimberly Athavale to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of April, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Sanjay Athavale, unmarried by deed dated June 13, 2007 from Kate L. Berlin and spouse Brian D. Rabinovitz of record in Instrument No. 20070620-0073875, Register's Office for Davidson County, Tennessee. Sanjay Athavale having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2017which have been prorated and assumed by the Grantees. Map and Parcel No. 117 03 0 A 043 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.